

25 Muirfield Road

DUNBAR, EH42 1GQ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Well-presented, bright, and generously proportioned, this impressive four-bedroom detached home offers spacious accommodation, an enclosed east-facing rear garden and off-street parking, making it an ideal choice for family living in the sought-after coastal town of Dunbar.

A welcoming and tastefully decorated entrance hallway leads to a bright, west-facing sitting room featuring an attractive bay window. Carpeting, a fresh neutral colour palette and an electric fireplace combine to create a warm and inviting space, perfect for relaxing and entertaining. To the rear, the spacious breakfasting kitchen enjoys pleasant views over the east-facing garden.

Fitted with white Shaker-style wall and floor units, complementary worktops and tiled splashbacks, it offers a range of integrated appliances, including a gas hob, eye-level grill, oven and extractor hood. An adjoining utility room, with direct access to the garden, provides valuable additional storage.

Across the hallway, a separate dining room offers an ideal setting for family meals and entertaining, with doors opening into an east-facing conservatory which further extends the home's versatile living space. A convenient guest WC completes the ground-floor accommodation.





A staircase leads to the first floor, where four bedrooms provide comfortable accommodation. Each bedroom benefits from built-in storage, with rooms enjoying either an east or west-facing aspect. The principal double bedroom further benefits from an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom comprising a bath, separate shower enclosure, WC and washbasin.

Externally, the enclosed east-facing rear garden offers an appealing combination of a small mature lawn and monoblock paving. A garden shed offers useful additional storage. Further benefits include a private driveway and an integral garage.

Additional information: The estate is maintained by Trinity Factors. Approx. £155 per year.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtain poles and blinds, integrated eye-level oven with grill, gas hob, extractor hood, fridge-freezer and free-standing washing machine will be included in the sale. The garden shed will also be included.







PROPERTY FEATURES

- Four-bedroom detached home
- West-facing sitting room
- East-facing breakfasting kitchen
- Utility room with garden access
- East-facing dining room and conservatory
- Four bedrooms, one with en-suite
- Family bathroom and WC
- Enclosed east-facing rear garden
- Integral single garage and driveway
- Double glazing
- Gas central heating
- EPC - C
- Council tax band - E
- Annual Factor Fee - £155

DUNBAR

Thirty miles east of Edinburgh, Dunbar is a picturesque, friendly, and historic East Lothian coastal town.

The award-winning high street is perfect for daily shopping needs and boasts an array of independent retailers, galleries, cafès, restaurants, bars, and convenience stores along with a post office, chemists, and opticians. On the outskirts of town is a large ASDA supermarket and garden centre.

For recreational pursuits, the town has a popular leisure centre complete with a swimming pool, flumes, and fitness classes. There are of course wonderful coastline and countryside walks to enjoy as well as access to the John Muir Country Park and two acclaimed golf courses. Foxlake Adventures is a fantastic destination for all ages.

There is well-regarded local schooling including Dunbar Grammar. Additionally, private schooling is available at nearby Belhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh.

Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.
















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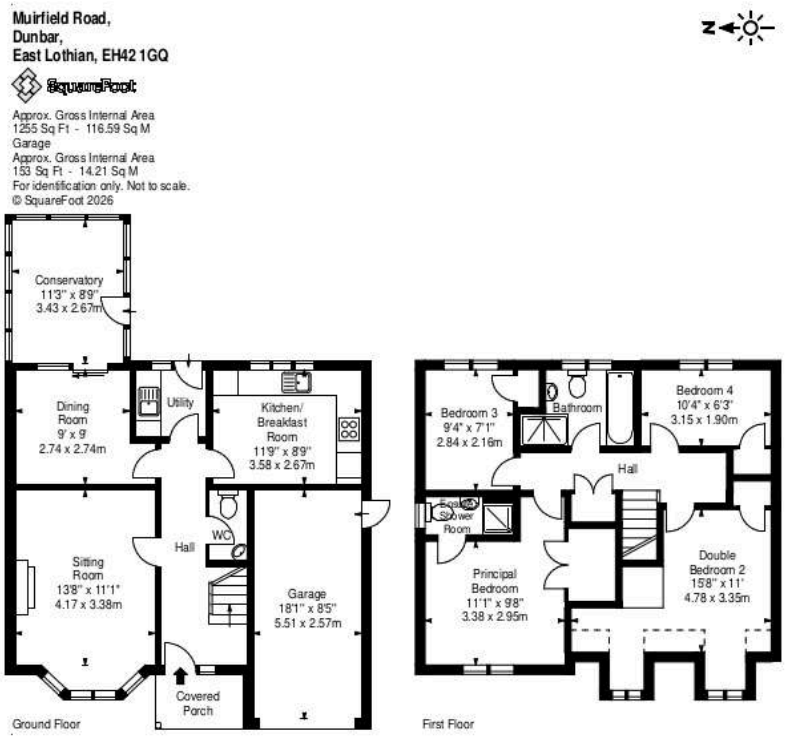
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Property

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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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