

36 WILSON PLACE

DUNBAR, EH42 1GG

2 | 4 | 2

PROPERTY SUMMARY

Enjoying an established residential setting in Dunbar, this attractive contemporary detached house offers well-proportioned accommodation, stylish everyday living spaces and a practical layout ideally suited to family life. Arranged over two floors, the property combines four bedrooms with generous reception areas, private gardens and excellent parking, creating a comfortable home with plenty of room for family life to evolve.

A welcoming entrance hall with a useful guest WC leads into a spacious living room, where a feature fireplace creates an inviting focal point. A separate front-facing dining room provides an elegant setting for family meals and entertaining, while the breakfasting kitchen offers fitted units and space for informal dining. An external door provides convenient access to the garden.













4-bed home with 2 reception rooms and private parking

FEATURES

- Contemporary detached family house in an established Dunbar setting
- Welcoming entrance hall with useful WC
- Spacious living room with fireplace and French doors
- Separate front-facing dining room
- Breakfasting kitchen with fitted units and external door
- Landing with storage
- Principal bedroom with its own en-suite shower room
- Three further bedrooms for family or guests
- Family bathroom on the upper floor
- Private gardens to the front and rear
- Integral garage and driveway parking
- Gas central heating and double glazing

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CLICK HERE
for a virtual tour of the property







Upstairs offers four bedrooms, including a principal en-suite, together with a family bathroom.











Upstairs, the principal bedroom benefits from its own en-suite shower room, while three further bedrooms offer flexibility for children, guests or home working. A bathroom serves the remaining bedrooms. Private gardens provide attractive outdoor space for relaxing, gardening and entertaining. A garage and private driveway offer valuable off-street parking and storage. Extras: All fitted floor coverings, light fittings and integrated appliances are included.



Dunbar

Welcome to Dunbar, a vibrant town on the breath-taking East Lothian coast, boasting white sandy beaches, John Muir Country Park, protected woodland areas, a train station and an old working harbour. The town itself offers a lively High Street with award-winning shops including fresh produce and grocers, a baker, fine art galleries, coffee houses, restaurants, hardware shops, a florist, chemists, and a garden centre. On the outskirts of the town is a large supermarket, garden centre, and fast-food outlet, in addition to the famous DunBear: an imposing sculpture tribute to John Muir, designed by Andy Scott, the Scottish sculptor also responsible for the Kelpies. Dunbar's state-of-the-art Leisure Pool also offers a family-friendly pool with a wave machine and flume, a gym, and fitness classes, in addition to independently-owned options. The town benefits from a children's soft play centre, tennis courts, large sports grounds, two golf courses, a surf school, and an extreme water sport centre, as well as a popular family park on the outskirts. Dunbar is known for its outstanding schools, at primary and secondary level in both the public and private sector, with the independent Belhaven Hill School recently named (by Spear's Magazine) as one of the top 100 private schools in the world. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.



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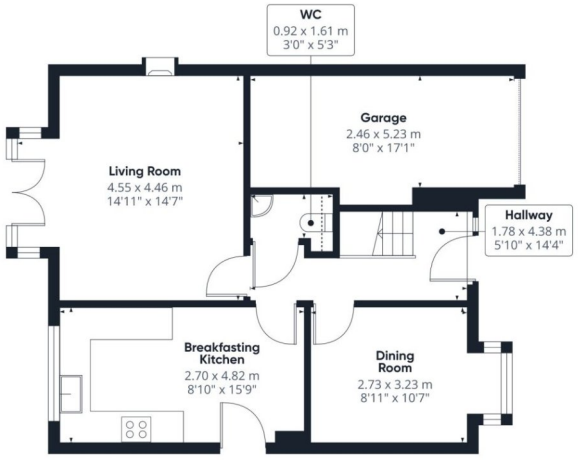
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HOUSE SALES

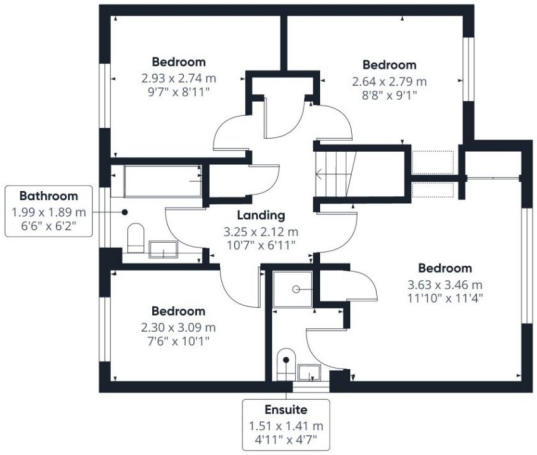
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



Main Floor





FLoor Level 2

GARDEN STIRLING BURNET

Approximate total area(1)

115 m²
1237 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

EPC RATING C

COUNCIL TAX BAND E