

GARDEN STIRLING BURNET

69/1 HIGH STREET

DUNBAR, EH42 1EW

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PROPERTY SUMMARY

Positioned in the heart of Dunbar on the High Street, this good-sized ground-floor flat offers easy single-level living with the added appeal of a private rear garden and allocated residents' parking. Renovated from a shell in 2006, the property was fully insulated, rewired and replumbed at that time, creating a comfortable home in good order. The accommodation is entered via a vestibule and central hall, leading to a bright living/dining room and a separate fitted kitchen with ample cupboard space. There are two bedrooms and a bathroom, with the layout likely to suit first-time buyers, downsizers or anyone seeking a well-placed home in this popular coastal town. Main roof repairs were carried out around two years ago.

Extras: All fitted floor coverings, light fittings and integrated appliances are included in the sale. Please note, the lounge and principal bedroom images have been virtually staged.

FEATURES

- Ground-floor flat in central Dunbar on the High Street
- Private entrance vestibule opening to a central hallway
- Bright living/dining room with generous floor space
- Fitted kitchen with cupboard storage and worktop space
- Two bedrooms, including a larger principal room
- Bathroom serving the accommodation
- Renovated in 2006, with full insulation, rewiring and replumbing
- Main roof repaired around two years ago
- Private rear garden
- Residents' parking with one allocated space
- Gas central heating and single glazing

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CLICK HERE
for a virtual tour of the property

Ground-floor flat with two bedrooms, a private rear garden and allocated parking.







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, both at primary and secondary level in both the public and private sector, with renowned Belhaven Hill independent school in the town. 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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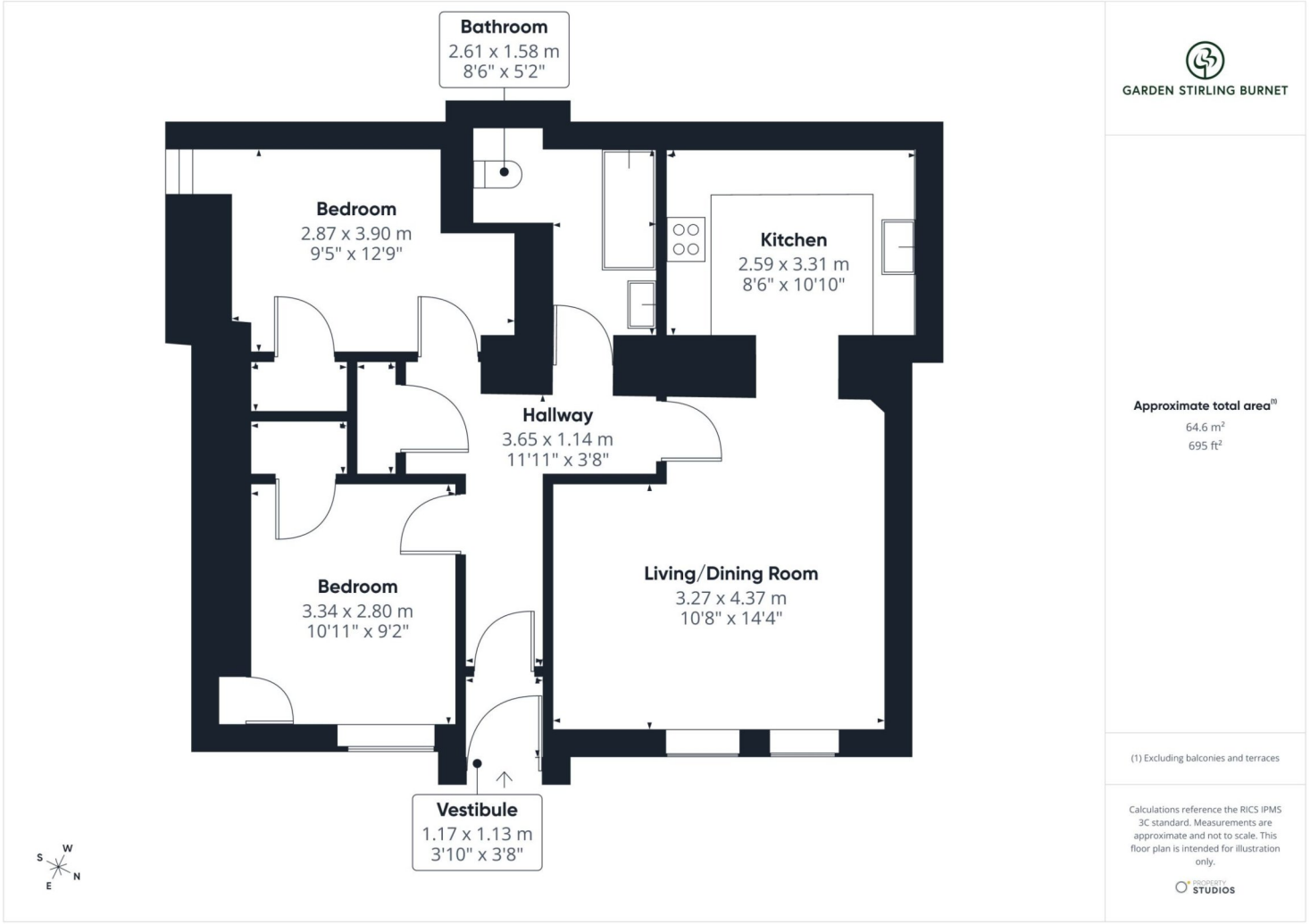
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HOUSE SALES

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



GARDEN STIRLING BURNET

Approximate total area(1)
64.6 m²
695 ft²

(1) Excluding balconies and terraces

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 C