

37 KIRK PARK

DUNBAR, EH42 1BJ

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PROPERTY SUMMARY

Set in an established residential part of Dunbar, this detached bungalow offers comfortable single-storey living, private wrap-around gardens, a detached garage and a driveway. Presented in good order, it is a practical and manageable home with well-proportioned accommodation, good natural light and the added ease of everything arranged on one level. A welcoming hallway gives access throughout the property and includes useful built-in storage. The generous living room is a particularly appealing reception space, with dual-aspect windows, a bay to the front and ample room for lounge furniture around the fireplace. The dining kitchen is fitted with modern units and good worktop space, with room for a table and a door leading directly outside. There are two double bedrooms, served by a shower room and WC. Outside, the private wrap-around plot extends to the front, side and rear, while the detached garage and private driveway add valuable parking. Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.











"Detached bungalow with wrap-around gardens, a garage, and driveway parking."

FEATURES

- Detached bungalow on one level in Dunbar
- Entrance hallway with useful built-in storage
- Generous dual-aspect living room with bay window and fireplace
- Dining kitchen with modern fitted units and external door
- Two double bedrooms
- Shower room and WC
- Private wrap-around gardens
- Detached garage and driveway parking
- Gas central heating and double glazing

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360°

CLICK HERE

for a virtual tour of the property

"Generous accommodation, a modern dining kitchen, and a shower room with WC."







DUNBAR, EAST LOTHIAN

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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HOUSE SALES

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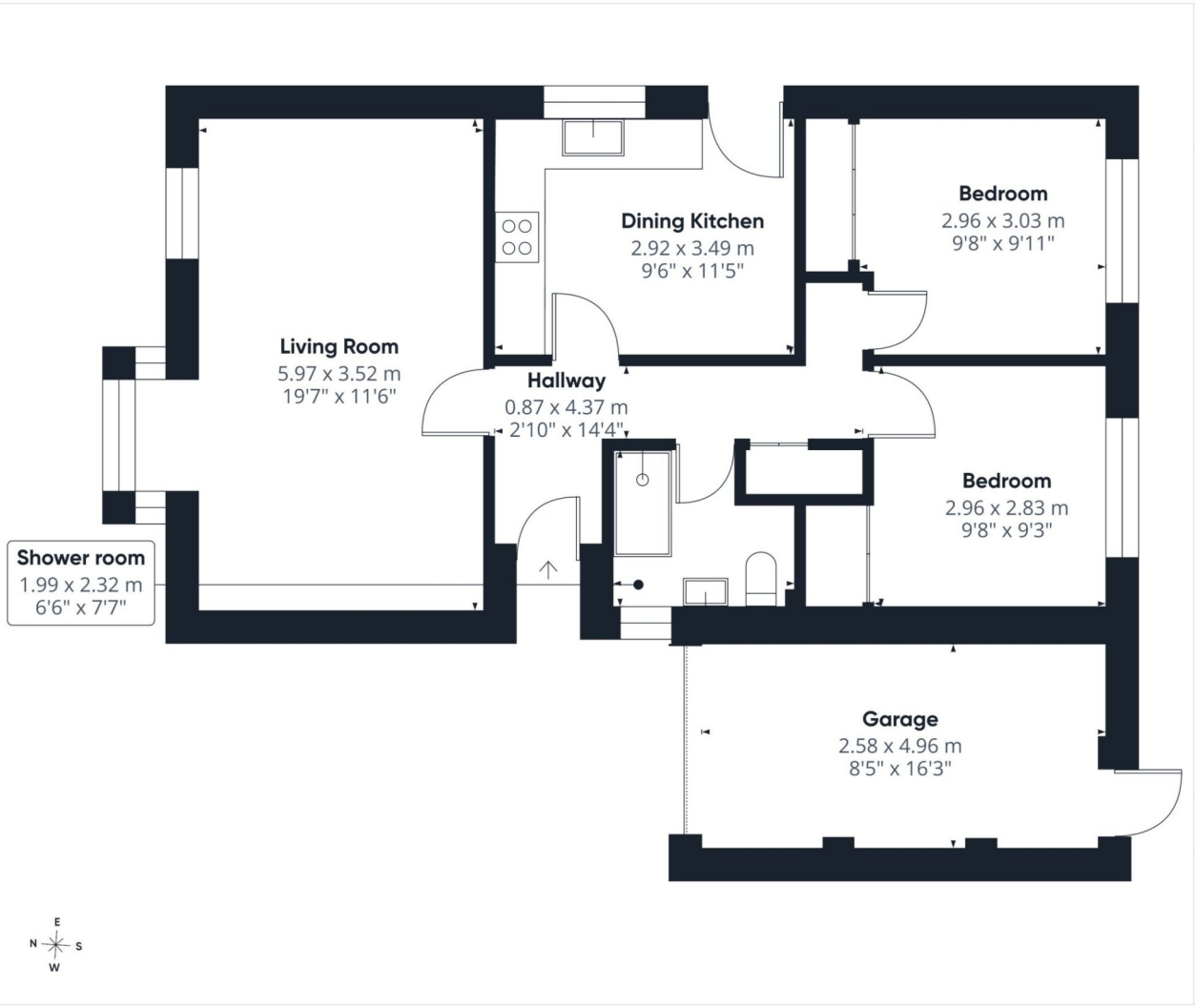
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN



GARDEN STIRLING BURNET

Approximate total area(1)
76.1 m²
821 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 D

COUNCIL TAX BAND E