



19 Kirkwood Crescent
DUNBAR | EH42 1FS


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19 Kirkwood Crescent is an exquisite modern four-bedroom house located in a highly sought-after development in the charming area of Dunbar. This property offers a blend of contemporary design and comfortable living spaces, perfect for families or those seeking a spacious and stylish home. The property features a spacious and inviting living room that boasts ample natural light and provides direct access to the rear garden patio. This is the ideal space for relaxation, entertaining guests, or simply enjoying the outdoors from the comfort of your own home.

Separate to the living room, the kitchen is a true culinary masterpiece. It boasts sleek, under-lit, white units that not only provide ample storage but also create a clean and modern aesthetic. In addition to the living room and kitchen, the lower level of the house also features a family/dining room, providing you with even more versatile living space. This room can be used for formal dining, family gatherings, or even as a cozy spot to relax and unwind. A handy WC on this level adds to the convenience of the home.

Heading upstairs to the upper level, you'll find four generously sized double bedrooms. The fourth bedroom, in particular, offers flexibility and could easily serve as a home office or study, catering to your specific needs. The master bedroom is a true retreat, featuring an en-suite shower room that adds a touch of luxury to your daily routine.

The remaining bedrooms share a well-appointed family bathroom with a shower over the bath, ensuring that everyone in the household has their own space to freshen up. This modern four-bedroom house offers the perfect blend of style, functionality, and comfort, making it an ideal place to call home. In brief it comprises:

- Spacious living room with direct access to the rear garden.
- Modern kitchen and separate family room.
- Handy WC, hallway with storage and utility area completing the lower level.
- Four double bedrooms with the master bedroom featuring an en-suite.
- Family bathroom with shower over bath.
- Front and back garden.
- Garage and driveway.
- Gas central heating and double glazing.

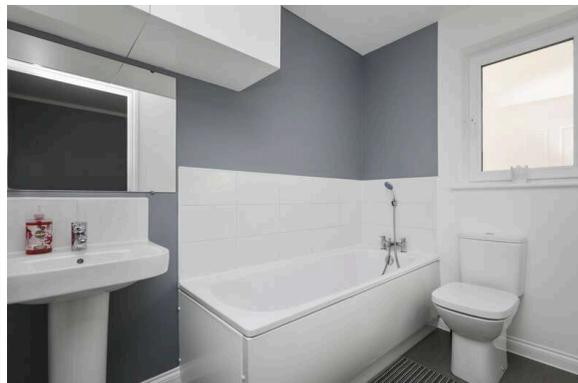


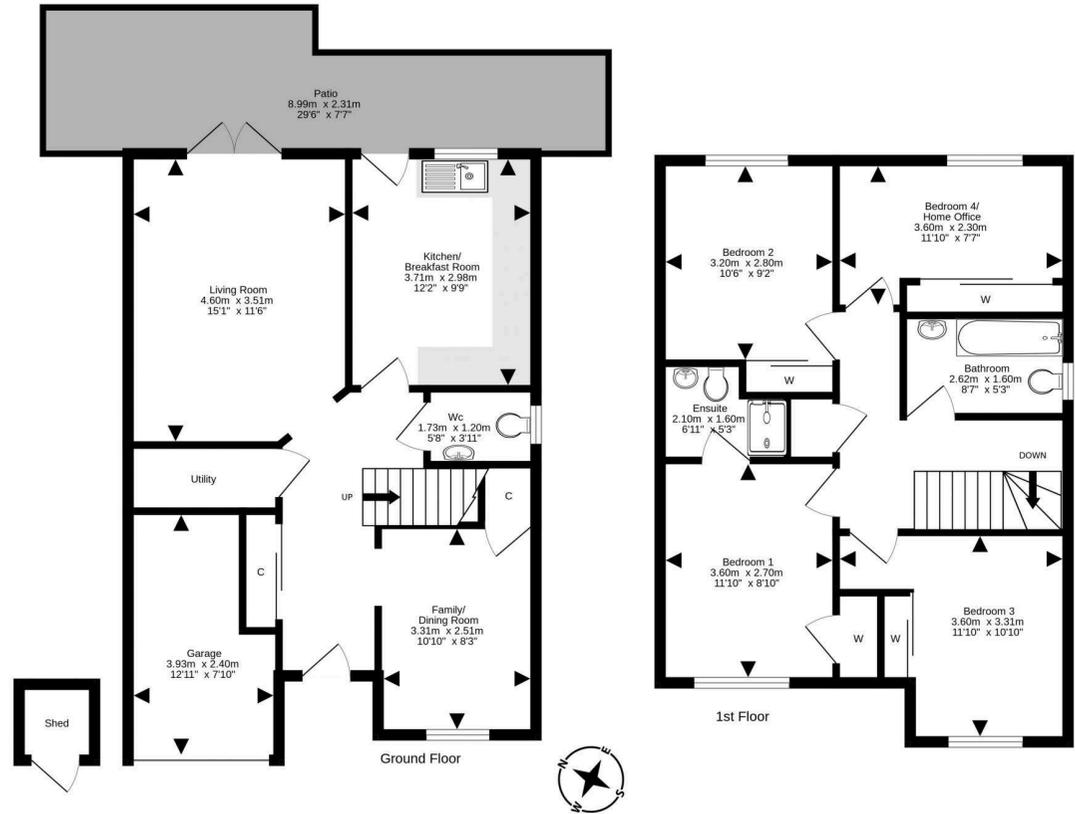
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The shed, playground, all blinds/ light fittings bathroom cabinets, all integrated kitchen appliances, and shelving unit in the playroom will be included in the sale of the property. all other furniture in the living room and bedroom 2 and 3 is available to separate negotiation. EPC rating B.

The historic East Lothian market town of Dunbar occupies a delightful coastal position, located within easy commuting distance of Edinburgh via the A1 (approximately 45-50 minutes travelling time). The town itself offers an excellent range of amenities including local shopping and several supermarkets, a leisure centre, two golf courses and harbour. The John Muir Country Park is within easy reach and stunning walks are available within the surrounding East Lothian countryside. Schooling is well represented from nursery to senior level. There is also a local train station and easy access to The A1 motorway network.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023