



GARDEN STIRLING BURNET

OLIVER VILLA
MAYVILLE PARK, DUNBAR, EH42 1AH





Oliver Villa is a traditional detached house that offers spacious accommodation and a sought-after coastal lifestyle in the town of Dunbar. The four-bedroom family home has been extended and it is presented in move-in condition, with attractive interior design and desirable features, such as four-panel wooden doors. It boasts three reception rooms and two bathrooms, as well as private parking and a south-facing, family-friendly garden.

Inside, you are welcomed by a vestibule and hall with built-in storage. To the left is the living room. Enhanced by neutral décor, this spacious reception area is homely and inviting. It is framed by a bay window with comfy seating fitted into the curvature and it has a feature fireplace next to a press cupboard. Ornate corning adds the finishing touch to this elegant room. A dining room, laid with a hardwood floor, provides a second reception area that is the perfect size for family meals. It also openly extends into a family room for relaxing evenings in. Meanwhile, the kitchen has a stylish design, fitted with cream-coloured cabinets and stone-inspired worktops, backed by chic splashback tiles. It incorporates undercabinet lighting, an electric range cooker, an integrated dishwasher, and space for a fridge/freezer and washing machine.

FEATURES

- Traditional detached house
- With a sizeable extension
- In the Dunbar conservation area
- Vestibule and hall with storage
- Three bright reception rooms
- Stylish fitted kitchen
- Bright landing with feature window
- Three airy double bedrooms
- One versatile single bedroom
- Modern three-piece shower room
- Three-piece family bathroom
- Expansive, south-facing rear garden
- Private driveway and single garage
- Gas central heating and double glazing





A neighbouring shower room, with a walk-in shower cubicle, completes the ground floor. Upstairs, a bright landing (with a feature window) leads to the four bedrooms. The principal bedroom is a large double, which boasts a press cupboard and a bay window. Two further doubles are to the south-facing rear, whilst the front-facing fourth bedroom is a versatile single. All are lightly decorated and laid with soft carpets. Completing the accommodation is a family bathroom, equipped with a three-piece suite and handheld shower. Gas central heating and double glazing ensure year-round comfort. Outside, the home has an expansive rear garden that is beautifully landscaped with neat lawns and a patio. It has a suntrap, south-facing aspect, and is fully enclosed by a stone wall – ideal for families and pets. A private driveway and single garage provide secure off-street parking.

Extras: all fitted floor coverings, window blinds, select curtains, light fittings, electric range cooker and integrated dishwasher to be 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, a bank, 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: Sports + Fitness Hub, and Platinum Performance Centre which provides a top-of-the-range gym and martial arts facilities. 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.



SCAN HERE
To learn more about Dunbar





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FLOORPLAN

