



GARDEN STIRLING BURNET

5 BRAND COURT
DUNBAR, EAST LoTHIAN, EH42 1ZW





Set within a sought-after modern development in Dunbar, this semi-detached house enjoys three bedrooms, a spacious reception room, a kitchen, and a bathroom (plus a separate WC), as well as a rear garden and a private driveway. It represents an ideal home for first-time buyers, young families, professionals, couples, and rental investors alike, and lies within easy reach of Dunbar's outstanding amenities and scenic open spaces.

A hallway with built-in storage and a WC welcomes you into the home, setting the tone for the attractive interiors to follow with neutral décor and wood-styled flooring. On your right, The kitchen is appointed with contemporary wall and base cabinets, spacious worktops, and integrated appliances comprising a double oven, a gas hob, an extractor hood, a fridge/freezer, a dishwasher, and a washing machine. Along the hall, a good-sized living and dining room awaits. Continuing the presentation of the hall with the same décor and a fitted carpet for optimum comfort underfoot, the reception room offers plenty of space for configurations of lounge and dining furniture. The living room is accompanied by a deep built-in storage cupboard and benefits from French doors opening onto the rear garden.

FEATURES

- Semi-detached house in Dunbar
- Part of a sought-after modern development
- Entrance hall with storage and WC
- Good-sized living/dining room with French doors onto garden
- Contemporary, fully integrated kitchen
- Two double bedrooms
- One good-sized single bedroom
- Attractive bathroom with shower-over-bath
- Good-sized rear garden
- Private side driveway for two cars
- Gas central heating, double glazing, and solar panels





On the first floor, a landing leads to the property's three bedrooms and a bathroom. The bedrooms comprise two doubles, including the particularly spacious, southeast-facing principal bedroom, and a good-sized single which could alternatively be utilised as a home office, if required. The attractive bathroom comprises a bath with an overhead shower and a glazed screen, a pedestal basin, and a WC. Gas central heating, double glazing, and solar panels ensure year-round comfort and efficiency.

Externally, the house is accompanied by a rear garden with a well-kept lawn bordered by leafy shrubs and planting, a patio for outdoor seating, and a shed for useful storage. Off-street parking is provided by a private side driveway.

Extras: All fitted floor coverings, window blinds (living room curtains are not included), light fittings, integrated kitchen appliances, and microwave will be included in the sale.







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 state 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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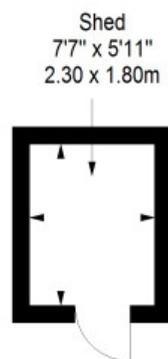
HOUSE SALES

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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

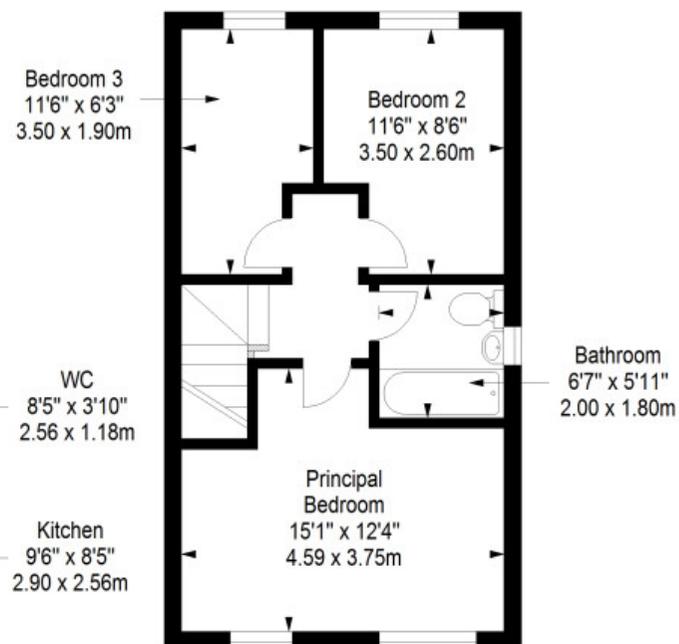
Shed
Approx. 4.1 sq. metres (44.1 sq. feet)



Ground Floor
Approx. 40.0 sq. metres (430.6 sq. feet)



First Floor
Approx. 40.0 sq. metres (430.6 sq. feet)



Total area: approx. 84.1 sq. metres (905.3 sq. feet)