





This two-bedroom semi-detached house is a stylish residence, which enjoys well-presented interiors throughout and quality fixtures and fittings. It includes an on-trend kitchen and bathroom, and further benefits from excellent built-in storage. Plus, it has private parking and a family-friendly rear garden, laid with a neat lawn and patio areas for summer dining. The southeast-facing property also offers a sought-after coastal lifestyle in the popular seaside town of Dunbar, set close to a local park, bus and rail links, schools, and amenities, as well as wonderful beaches. Extras: all window blinds (except kitchen) and integrated kitchen appliances (gas hob, raised oven, microwave, fridge/freezer, dishwasher, washing machine, and wine fridge) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## FEATURES

- A bright and spacious semi-detached house
- Situated in the coastal town of Dunbar
- Contemporary interior design throughout
- Bright entrance hall with two cupboards
- Southeast-facing living room with fireplace
- Modern dining kitchen and a utility room
- Two double bedrooms with wardrobes
- Stylish bathroom with overhead rainfall shower
- Well-maintained front garden
- Fully-enclosed, landscaped rear garden
- Private driveway laid with monoblock paving
- Solar-panelled roof







"PRIVATE PARKING AND A  
FAMILY-FRIENDLY REAR  
GARDEN, LAID WITH A NEAT  
LAWN AND PATIO AREAS FOR  
SUMMER DINING ."





EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481

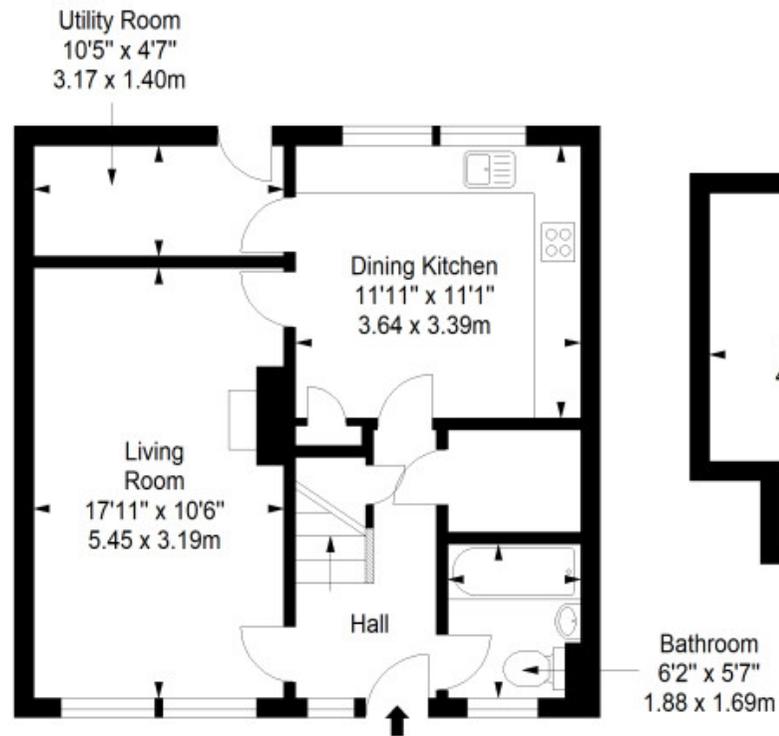
**Shed**  
Approx. 4.3 sq. metres (46.3 sq. feet)



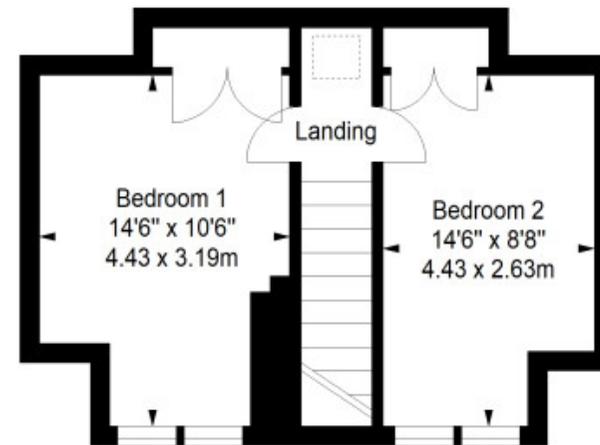
**Shed**  
7'10" x 5'11"  
2.40 x 1.80m



**Ground Floor**  
Approx. 48.9 sq. metres (526.4 sq. feet)



**First Floor**  
Approx. 31.3 sq. metres (336.9 sq. feet)



Total area: approx. 84.5 sq. metres (909.6 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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