




Solicitors & Estate Agents
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33 John Muir Crescent

DUNBAR, EAST LoTHIAN, EH42 1GE

Dunbar, thirty miles East of Edinburgh on the A1, is renowned for its high sunshine record, its rugged coastline and attractive countryside. Dunbar became a Royal Burgh in 1370. The town is steeped in history and was one of the most important Scottish fortresses in the Middle Ages. Its ancient castle ruins stand guard over the town's twin harbour and is a reminder of more violent times. The high street, which is situated minutes from the property, is surrounded by various shops, vennels and historic buildings and is full of character. Here you will find everything for all your daily requirements including banking and postal services. In fact, Dunbar has such a wide variety of local amenities that there is no need to venture out of the town.

Dunbar leisure pool with its wave machine, flumes and other exciting water features, along with a health suite, sauna, solarium and steam room, offers just a few of the recreational facilities

located within Dunbar. There are many fine golf courses within Dunbar itself and within the surrounding area there are many other excellent championship courses.

John Muir Country Park and the Lammermuir Hills offer scenic, tranquil landscapes rich in natural history. The cliff top trail captures the beauty of the countryside and its spectacular seascapes. Dunbar has all the ingredients for an energetic or, if you prefer, a tranquil setting in which to set up home. It is very easy to reach by road, rail and air. Dunbar is only half a mile from the main A1 trunk road. The inner city line between Edinburgh and London passes through the town and the International Airport at Edinburgh is a pleasant hour's drive from Dunbar.

Dunbar, East Lothian



Dunbar Coastline



Dunbar Golf Course

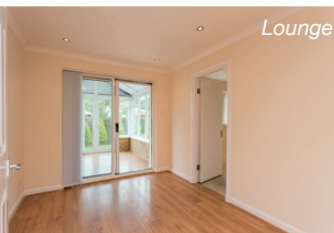
“...Dunbar has all the ingredients for an energetic or, if you prefer, a tranquil setting in which to set up home...”



Featured left to right; Dunbar Harbour, The High Street, “The Bakery”, One of the many coastal views from the beach overlooking The Bass Rock



Lounge



Lounge



Conservatory

"...an idea family home and well situated within the popular Dunbar area of East Lothian..."



An excellent opportunity has arisen to acquire this spacious four bedroom detached villa, making for an ideal family home and well situated within the popular Dunbar area of East Lothian. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, featuring many functional and spacious rooms, such as the ground floor, which includes a welcoming entrance hallway including an under-stair storage cupboard, a two piece, fully tiled WC, a bright and spacious lounge (including a bay window), a modern fully tiled kitchen fitted in 2009 and benefiting from an integrated four gas hob, extractor hood, oven, dishwasher, under-unit lighting and access to the side garden, a dining room with access onto the study, which also includes a fitted storage cupboard and a fully double glazed conservatory with access onto the rear garden through double patio doors.

The first floor comprises of a landing including a shelved storage cupboard which also houses the boiler, a spacious master bedroom with a full wall of fitted wardrobes and a three piece, fully tiled en-suite bathroom, benefiting from an

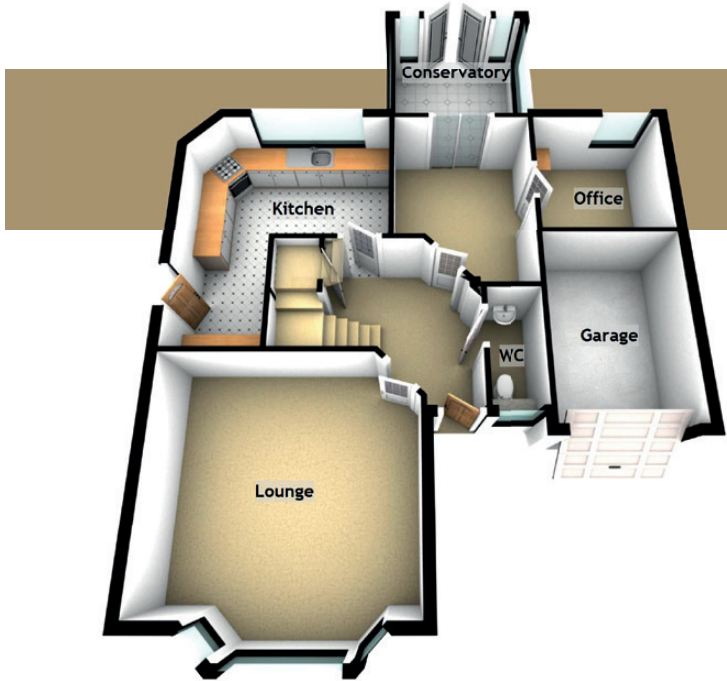
over-head shower, chrome heated towel rail and an extractor fan, three further double bedrooms, all of which have double built-in mirrored wardrobes and a three piece, fully tiled family bathroom, fitted in 2012 and benefiting from an over-head shower, chrome heated towel rail, a mirror with built-in light and an extractor fan.

The attic can be accessed via the landing, providing more than adequate additional storage space.

This property also benefits from gas central heating, full double glazing, full burglar alarm system, private well maintained garden grounds surrounding the property including a drying area and pond to the rear as well, as well a double driveway to accommodate for secure off-street parking as well as more than adequate on-street parking to accommodate for visitors.

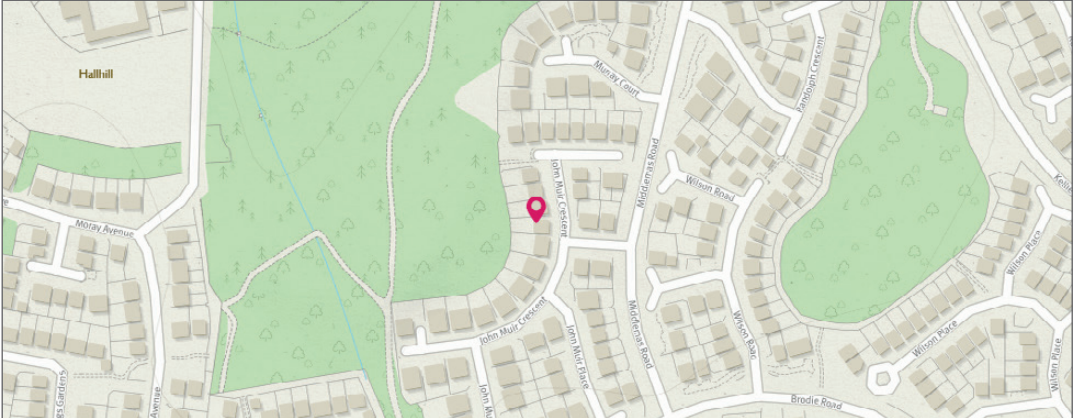
Please note, the single garage has been altered to create the study and now accommodates for additional storage space to the front, while being easily converted back to its original purpose if desired.

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Property Specifications

Approximate Dimensions (Taken from the widest point)		Gross internal floor area (m ²)
		145m ²
		EPC Rating
		D
		Extras (Included in the sale)
		Over-bed fitment and all fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.
Lounge	4.43m (14'6") x 4.12m (13'6")	
Kitchen	4.70m (15'5") x 3.87m (12'8")	
Conservatory	2.60m (8'6") x 2.42m (7'11")	
Bedroom 1	3.79m (12'5") x 3.46m (11'4")	
En-suite	2.35m (7'9") x 1.71m (5'7")	
Bedroom 2	4.57m (15') x 2.82m (9'3")	
Bedroom 3	3.23m (10'7") x 2.50m (8'2")	
Bedroom 4	3.06m (10') x 2.63m (8'8")	
Bathroom	2.07m (6'9") x 1.67m (5'6")	
WC	1.79m (5'10") x 0.97m (3'2")	
Office	2.44m (8') x 2.42m (7'11")	
Garage	3.50m (11'6") x 2.44m (8')	






McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
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Professional photography
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