



GARDEN STIRLING BURNET

**25 BEACHMONT COURT**  
DUNBAR, EAST LoTHIAN, EH42 1YF





## SUMMARY

Set on a no-through road in Dunbar, this two-bedroom semi-detached bungalow offers a sought-after coastal lifestyle. It is within strolling distance of the beach, the train station, and fantastic amenities and local golf facilities. In addition, it provides a blank canvas of décor throughout, as well as excellent storage, a good-size kitchen and a quality shower room. Furthermore, the delightful home has private parking for four cars and it has a fully-enclosed rear garden with a summerhouse. The property is sure to be popular with anyone seeking a relaxed lifestyle near the sea, particularly amongst downsizers and those looking to retire to the coast and countryside.

Extras: all fitted floor and window coverings, light fittings, electric fire, gas cooker, fridge, and washing machine to be included in the sale.







"A two-bedroom semi-detached bungalow which offers neutral interiors and a relaxed coastal lifestyle in Dunbar"







**"Generous private parking and a fully-enclosed rear garden with a low-maintenance design and a summerhouse"**

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## **FEATURES**

- A semi-detached bungalow in sought-after Dunbar
- Proximity to East Lothian's coast and countryside
- Neutrally decorated interiors throughout
- Welcoming entrance hall with two cupboards
- Southwest-facing living/dining room with a fire
- Bright kitchen that is well-appointed
- Double bedroom with over-bed wardrobe fixtures
- Second versatile bedroom/home office
- Modern shower room with three-piece suite
- Low-maintenance front and rear gardens
- Multi-car driveway and single garage
- Gas central heating and double glazing





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**espc**

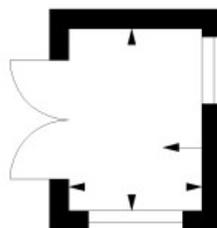
HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

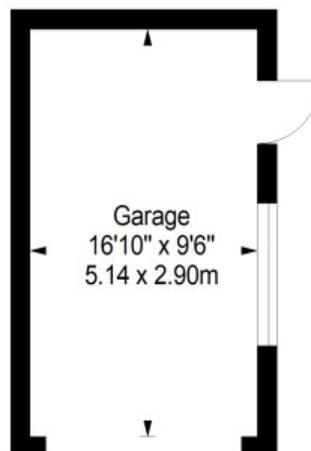
Summer House  
Approx. 3.9 sq. metres (42.0 sq. feet)



Summer House  
7'7" x 5'7"  
2.32 x 1.71m

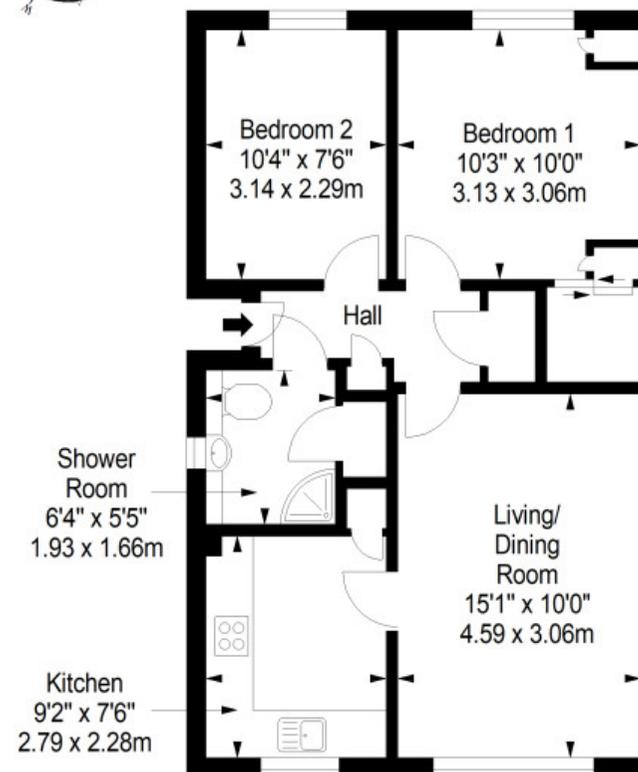


Garage  
Approx. 14.9 sq. metres (160.4 sq. feet)



Garage  
16'10" x 9'6"  
5.14 x 2.90m

Ground Floor  
Approx. 50.3 sq. metres (541.4 sq. feet)



Shower Room  
6'4" x 5'5"  
1.93 x 1.66m

Kitchen  
9'2" x 7'6"  
2.79 x 2.28m

Bedroom 2  
10'4" x 7'6"  
3.14 x 2.29m

Bedroom 1  
10'3" x 10'0"  
3.13 x 3.06m

Hall

Living/  
Dining  
Room  
15'1" x 10'0"  
4.59 x 3.06m

Total area: approx. 69.1 sq. metres (743.8 sq. feet)