



**18 Rotary Court
Dunbar, East Lothian
EH42 1YS**



3



2



1

Please contact us for
more information:

0131 555 7055
property@watermans.co.uk



Property Summary

Forming part of a peaceful modern development in the sought-after coastal town of Dunbar, this bright and spacious three-bedroom semi-detached house lies within walking distance of the town centre, train station and local schools. Enjoying a minimalist finish, enhanced by accent decor and stylish wood-toned flooring throughout the ground floor, the well-presented, versatile interiors are ideal for families and include multiple washrooms for convenience. Additionally, there is a secure garden and multi-vehicle private parking.

Welcoming you inside is a naturally lit vestibule with a handy WC and storage, leading into the hall, boasting further storage. From here, you enter the bright living room offering a relaxed social space with room for various furniture configurations.



Features

- Desirable coastal town location, close to rail links
- Modern semi-detached house with stylish decor
- Vestibule with a handy WC/storage
- Entrance hall with storage
- Bright and spacious living room
- Light-filled dining kitchen, fully-integrated and with bi-folds to the garden
- Two double bedrooms with built-in storage
- Good-sized third bedroom/ideal home office
- Shower room in the principal suite
- Bright four-piece bathroom
- Secure, sunny rear garden with double shed
- Private allocated parking for two vehicles
- Gas central heating, solar panels, and double glazing





Light-filled dining kitchen, fully-integrated and with bi-folds to the garden

To the rear of the home, stretching its full width is a light-filled dining kitchen where bi-fold doors provide a seamless garden connection, creating a convivial hub for family life and entertaining. The tasteful wood-toned kitchen features extensive fitted cabinets and ample workspace, neatly integrated with an oven, an induction hob and statement hood, a fridge freezer, a dishwasher and a washing machine.

Extras: The sale includes all fitted floor and window coverings, light fittings, and kitchen appliances.



“... bi-fold doors provide a seamless garden connection, creating a convivial hub for family life and entertaining.”



“... the principal benefits from an en-suite shower room with a deluxe rainfall shower..”



The bedrooms

Upstairs, a landing with storage leads to three inviting bedrooms, all plushly carpeted. The two double bedrooms include generous fitted wardrobes, with the principal also benefiting from an en-suite shower room with a deluxe rainfall shower. The third good-sized bedroom is currently set up as a home office demonstrating the home's versatility.





“Two double bedrooms with
built-in storage and a
Good-sized third bedroom/
ideal home office”





Bright four-piece bathroom

Finally, a naturally-lit family bathroom, with a bath and separate shower, completes the first floor. Ensuring the property remains warm and efficient are gas central heating, solar panels, and fully double glazing.



Secure, sunny rear garden with double shed

Outside, the well-maintained fenced rear garden includes a lawn, paved patio area, and two attached sheds. This delightful family-friendly area enjoys the sun for most of the day, including at sunset. For convenient private parking, directly outside the property are two allocated parking spaces.

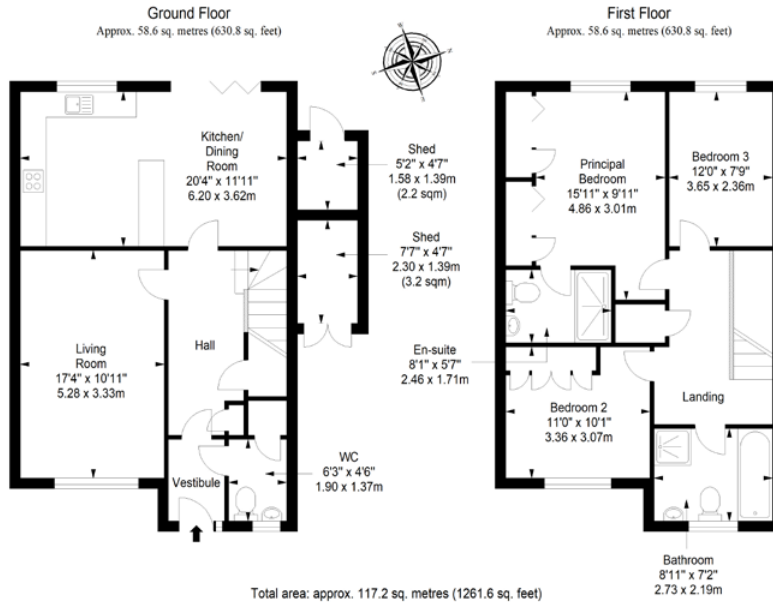




Dunbar

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, 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. 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.

Floorplan



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
westcoast@watermans.co.uk

ēspc
rightmove



EPC Rating - B | Council tax band - E | Home report Value - £330,000

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.