



## 4 Meaford Avenue, Dunbar, East Lothian, EH42 1FG

Immaculately Presented, Two Bedroom, Semi-Detached Villa

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# Property Description

Immaculately presented, two bedroom, semi-detached villa, with gardens and a two-car driveway. Located in a modern, factored, well maintained and family-orientated residential development in Dunbar, East Lothian.

Comprises an entrance hallway, living room, kitchen, two double bedrooms, a family bathroom and a ground-floor WC.

Ready-to-move-in, this former showhome features a stylish integrated kitchen, modern bathroom suites, quality flooring and contemporary lighting. In addition, there is HIVE gas central heating, double glazing, an alarm system, and good storage provision including bedroom wardrobes and a loft.

Externally, there is a lawn to the front with a mono-blocked driveway continuing along the side with a storage shed; whilst a rear garden features a lawn and paved patio. With easy access to the A1, this modern development also offers additional unrestricted on-street parking, visitors' spaces, and well-maintained communal grounds.

The entrance hall gives access throughout the ground floor and to the carpeted stairway, offers space for outerwear, an understair storage cupboard, and has a fitted entrance mat with quality gloss tiled flooring then continuing into the kitchen and WC. Rear-facing is the public room, featuring stylish wood-effect flooring, French patio doors to the rear garden, a central pendant light fitting, and recessed spotlighting.

To the front is the stylish kitchen with stone-effect worktops with matching upstands, a sink with drainer, unit downlights, and an integrated dishwasher, washing machine, fridge/freezer, oven and gas hob. A convenient ground floor WC has a side-aspect window and is fitted with a two-piece suite and tiled splash walls.

On the first floor, two well-proportioned and carpeted double bedrooms are set to either aspect and include built-in wardrobes and contemporary lighting. Completing the accommodation, the fully-tiled bathroom has a side aspect window and is fitted with a three-piece suite, including a mains shower over the bath, a wall mirror and a ladder-style radiator.



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**Approximate Gross Internal Area: (721 sq ft - 67 sq m.)**



**Legal Disclaimer :** Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Dunbar, famed for its harbour, rugged coastline, beaches, hours of sunshine, and attractive surrounding countryside, lies on the coast at the mouth of the Forth Estuary, some thirty miles east of Edinburgh. It is easy to reach by road and rail, being only half a mile from the A1, with the rail line between Edinburgh and London passing through the town. The John Muir Country Park, the





Lammermuir Hills, and neighbouring golf courses offer scenic tranquil landscapes, and the town is home to a modern leisure centre with a pool, health suite, sauna and gym. Dunbar also offers an excellent range of local cafes, convenience and speciality shops along its charming main high street, as well as an ASDA superstore on the outskirts.







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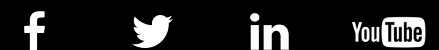
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