



## 3 Pikemen Crescent, Dunbar, EH42 1ZJ

Light & Beautifully Presented, Three-Bedroom, Semi-Detached Home with Gardens & Driveway

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# Property Description

Light and beautifully presented, this attractive three-bedroom semi-detached home offers private gardens and a driveway, and is set within a highly sought-after and growing residential development in Dunbar, East Lothian. Comprises an entrance vestibule, a living room, a dining/kitchen, three bedrooms, an en-suite shower room, a family bathroom, and a ground-floor WC.

This stylish modern home is finished with contemporary fittings and light, tasteful decor - ready to move in. Highlights include a stylish kitchen, modern bathroom suites, and French patio doors to the garden. In addition, features include gas central heating, double glazing, multiple TV points, and good storage provisions.

Externally, benefits include a driveway and lawn to the front, and a generous rear garden featuring a paved patio and a lawn. The development includes unrestricted street parking, visitors' parking bays, and well-maintained grounds.

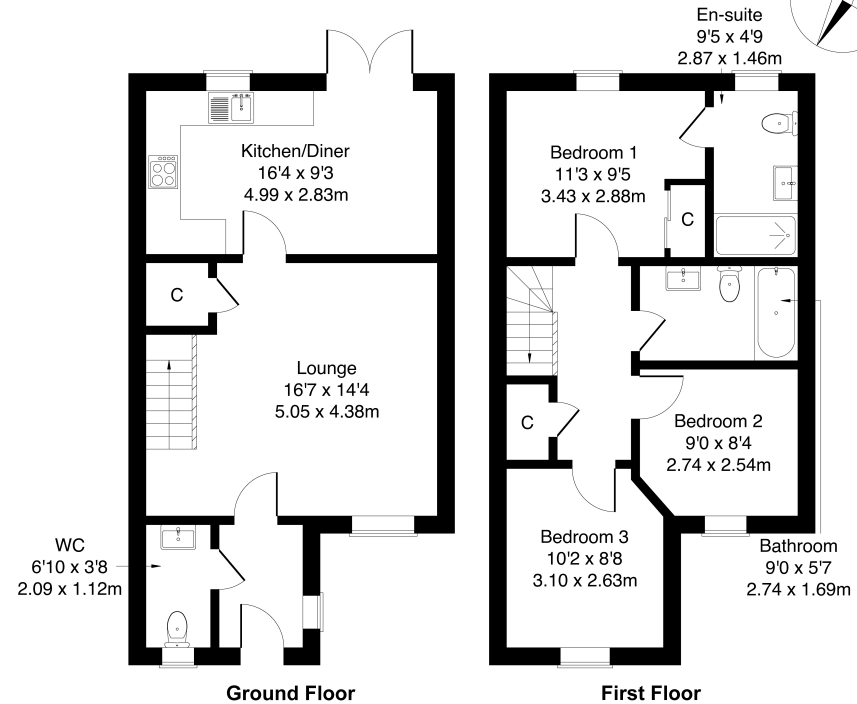
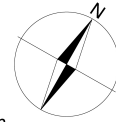
A welcoming entrance vestibule provides access to a convenient WC before opening into a bright, front-facing living room with a desirable south-facing aspect, allowing an abundance of natural light to fill the space. Tastefully finished with light décor and carpeted flooring, the living room also features the staircase to the upper level and a useful built-in understair cupboard. To the rear, a generous dining kitchen enjoys French patio doors leading directly to the garden, creating an ideal space for both everyday living and entertaining. The modern fitted kitchen is well equipped with stylish units, marble-effect worktops and matching splashbacks, a sink with drainer, an electric hob with an extractor fan, an oven, a fridge/freezer and a freestanding washine machine.

On the upper floor, the spacious principal bedroom is set to the rear and benefits from carpeted flooring, light décor, a built-in wardrobe, and a contemporary en-suite shower room. The en-suite features a rainfall shower, tiled splash walls, wood-effect flooring, and a ladder-style radiator. Two further well-proportioned bedrooms are positioned to the front, both finished in a similar light and neutral style with carpeted flooring. Completing the accommodation is a family-sized bathroom fitted with a modern three-piece suite, including a handheld showerhead, partially tiled splash walls, and a ladder-style radiator.



**3 Pikemen Crescent, Dunbar, EH42 1ZJ**

Approximate Gross Internal Area: (936 sq ft - 87 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, renowned for its picturesque harbour, dramatic coastline, sunny climate, and beautiful surrounding countryside, is situated at the mouth of the Forth Estuary, around thirty miles east of Edinburgh. Easily accessible by both road and rail —just half a mile from the A1 and on the main Edinburgh to London rail line—the town blends natural beauty with convenience. The nearby John

Muir Country Park, Lammermuir Hills, and local golf courses provide scenic escapes, while a modern leisure centre with a pool, health suite, sauna, and gym serves the community. Dunbar also boasts a vibrant high street filled with cafes, convenience stores, and independent shops, complemented by an ASDA superstore on its outskirts.









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