



8 Marquette Place  
DUNBAR | EAST LoTHIAN | EH42 1FF

  
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solicitors & estate agents



## 8 Marquette Place

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Superb detached villa, of immense appeal, enjoying a quiet setting within a sought after modern development, well placed for a good range of amenities and excellent road links,

This lovely home is a natural choice for a professional couple or family, offering generous and light filled living space with the focal point being an open plan kitchen/dining/family room featuring French doors opening onto a secluded rear garden.

- Hall with cloak room/WC
- Smart living room
- Superbly appointed kitchen/dining/family room with integrated appliances and French doors to rear
- Utility room
- Large master bedroom with fitted wardrobes and en-suite shower room
- Two double bedrooms with Jack & Jill shower room
- Two further bedrooms
- Family bathroom comprising a white suite and shower
- Floored attic
- Gas central heating and double glazing
- Enclosed rear garden with luxurious garden annex/summerhouse having a built-in hot tub and covered seating area ideal for relaxing and entertaining. This area was previously used as a home office.
- Garage and driveway for two vehicles

The fitted floor coverings, blinds, oven, hob, cooker hood, dishwasher, washing machine, fridge/freezer and summerhouse are included. The hot tub and additional items of furniture may be available by separate negotiation. EPC Rating C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The historic East Lothian market town of Dunbar occupies a delightful coastal position, located within easy commuting distance of Edinburgh via the A1 (approximately 45-50 minutes travelling time). The town itself offers an excellent range of amenities including local shopping and several supermarkets, a leisure centre, two golf courses and harbour. The John Muir Country Park is within easy reach and stunning walks are available within the surrounding East Lothian countryside. Schooling is well represented from nursery to senior level. There is also a local train station and easy access to The A1 motorway network.



