



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.

GSB PROPERTIES

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DUNBAR
6C FRIARSBANK TERRACE
OFFERS IN THE REGION OF
£250,000



DUNBAR 6C FRIARSBANK TERRACE

**OFFERS IN THE REGION OF
£250,000**

**UNIQUE 19TH CENTURY
MASONETTE FLAT SET ON 2
FLOORS
CONVENIENT CENTRAL
LOCATION**

**ENTRANCE VESTIBULE
LARGE OPEN HALL
SITTING ROOM
FAMILY ROOM
KITCHEN
STUDY/BEDROOM 5
DINING ROOM
4 DOUBLE BEDROOMS
2 BATHROOMS
ROOF TOP PATIO GARDEN
GAS CENTRAL HEATING**

General Description

The historic seaside and fishing town of Dunbar has an excellent shopping centre, schooling for all ages and a wide range of leisure and recreational facilities. These include a modern leisure pool, sports complex, two fine links golf courses and numerous sports and social clubs. The town is surrounded by typically beautiful East Lothian countryside and there are many interesting coastal walks including those in the John Muir Country Park. The A1 Expressway allows fast, easy access to Edinburgh City Centre, Edinburgh International Airport and other main motorway networks. Dunbar provides the main East coast rail link to Edinburgh and is located a few minutes walk from the property. A bus service provides good connection to the City as well as nearby towns and villages. Friars Bank Terrace is well situated in an established area within close proximity of the High Street and therefore within easy walking distance to all the towns amenities and schools.

Constructed in 1879 the property forms a Masonette flat on the second and top floor within a three storey block. The property has been fully modernised by the current owner but keeps the old charm with original features such as corniced ceilings and sash and case windows. The property is accessed from the second floor via an Entrance Vestibule with large open hallway. All the accommodation on the second floor lead off this hallway with staircase and landing providing access to the attic converted top floor. The Family Room is a sunny south west facing room with feature bay window and lovely views over the surrounding countryside towards Traprain Law. The Sitting room is used predominately as a formal Lounge and is ideal for hosting guests. Currently used



Specification

LARGE OPEN HALLWAY

SITTING ROOM 5.21M X 3.99M (17'01 X 13'01)

FAMILY ROOM 3.98M X 3.94M (13'00 X 12'11)

STUDY/BEDROOM 3.99M X 3.43M (13'01 X 11'03)

DINING ROOM 4.03M X 3.49M (13'02 X 11'05)

KITCHEN 5.54M X 2.84M (18'02 X 9'03)

FAMILY BATHROOM 1

LANDING

MASTER BEDROOM 5.67M X 5.00M (18'07 X 16'05)

BEDROOM 5.55M X 4.67M (18'02 X 15'07)

BEDROOM 4.21M X 4.18M (13'09 X 13'08)

BEDROOM 3.78M X 3.75M (12'04 X 12'03)

SECOND BATHROOM

GROSS FLOOR AREA - 216 M2



as a study, bedroom five could be set as a guest bedroom. The Kitchen has been remodelled with a quality range of wall and base level units and tiled floor; ideal for the active chef. Separate Dining Room for formal use is located with north facing window. The Upstairs consists of four double bedrooms with a large family bathroom consisting of both panel bath and separate shower cubicle.

The outstand feature of this property is the roof top patio gardens. This enjoys enviable views of both the surrounding countryside and towards the Firth of Forth and beyond.

This is a fabulous property for those who prefer a traditional and well proportioned home with many fine original features. Early viewing is highly recommended.

SERVICES

Majority of windows are fitted with secondary double glazed units. Electricity, Telephone with Broadband. Satellite TV.

ITEMS TO BE INCLUDED WITHIN THE PRICE

Fitted carpets. Please note other items may be available via separate negotiation

COUNCIL TAX BAND - E

VIEWING:

TELEPHONE GSB

PROPERTIES 01620 825368