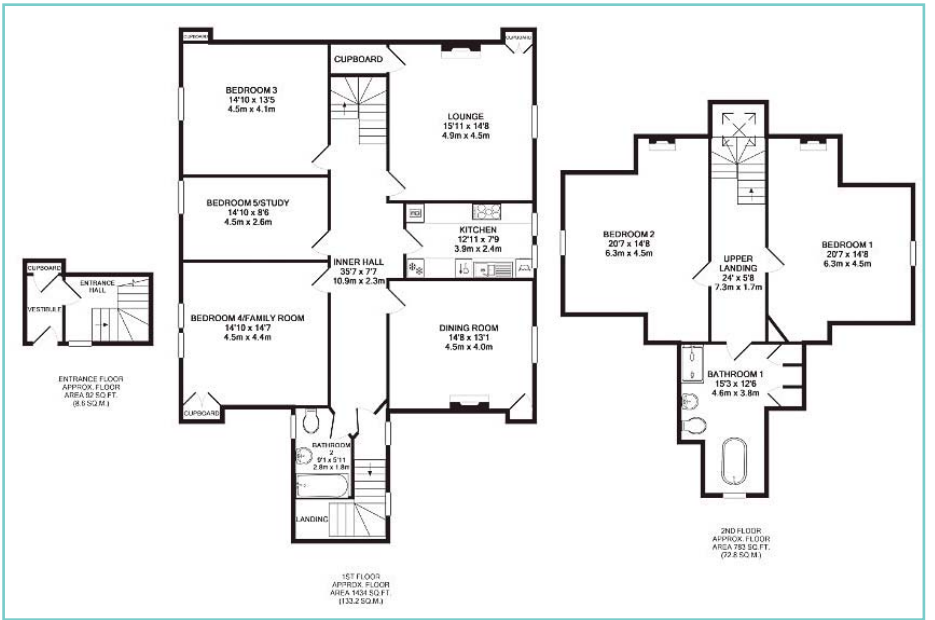




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HOUSE SALES

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

OFFERS TO:

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DUNBAR
1 BOWMONT TERRACE
EH42 1LF

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**SUPERB, EXCEPTIONALLY WELL
PROPORTIONED TRADITIONAL
DOUBLE UPPER VILLA, ENJOYING
PANORAMIC SEA VIEWS AND
BOASTING MANY PERIOD
FEATURES**

**PATIO AT FRONT ENTRANCE
VESTIBULE
ENTRANCE HALL
FIRST FLOOR HALL
LOUNGE
DINING ROOM
MODERN FITTED KITCHEN
TWO DOUBLE BEDROOMS
ONE SINGLE BEDROOM/STUDY
BATHROOM TWO
SECOND FLOOR LANDING
TWO DOUBLES BEDROOMS
LARGE FAMILY BATHROOM
GAS CENTRAL HEATING
PARTIAL DOUBLE GLAZING
MANY PERIOD FEATURES AND
FIREPLACES
TWO STORAGE CUPBOARDS IN
COMMUNAL VENNEL
LARGE OUTBUILDING
PRIVATE LANDSCAPED GARDEN**

**VIEWING: TELEPHONE GSB
PROPERTIES 01620 825368**

GENERAL DESCRIPTION

The historic seaside and fishing town of Dunbar has excellent shopping facilities including an Asda superstore, as well as 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. East Lothian's beautiful countryside and fine coastline, including the John Muir Country Park, are virtually on the doorstep and Dunbar is within comfortable commuting distance of Edinburgh by car or by train from the local railway station.

The property offered for sale is a most impressive and particularly spacious double upper villa which has many period features including fireplaces, cornice work, woodwork and stripped doors. The main accommodation is spread over the first and second floors with a private vestibule and entrance hall on the ground floor. Internally the property offers beautifully proportioned accommodation with a modern fitted kitchen and bathrooms on two floors, the bathroom on the upper floor being particularly impressive with a large shower cubicle and a roll top bath. The remainder of the accommodation is very flexible with two large double bedrooms on the upper floor and on the 1st floor there are five rooms, two or three of these being particularly suitable as public rooms. All rooms to the rear enjoy beautiful unrestricted sea views. Externally a communal vennel offers two useful storage cupboards and steps lead down to a private garden and a large outbuilding. The roof has recently been fully replaced.

The property offers excellent family accommodation and early viewing is highly recommended to appreciate the quality of accommodation on offer.

ACCOMMODATION

PATIO

Small garden to front with concrete sitting area.

VESTIBULE

The vestibule has vinyl flooring, a cupboard housing the electricity meter and fuse board and a door to the entrance hall.

ENTRANCE HALL

The hall has a cloaks rail, vinyl flooring and a carpeted staircase. Single glazed window unit at ground floor

level and two double glazed windows to the rear at 1st floor level, enjoying panoramic sea views.

INNER HALL

A long and wide inner hall providing access to all first floor rooms. Fitted carpet, central heating radiator and feature archway. Carpeted staircase to second floor.

LOUNGE

A beautiful large lounge with a double glazed window to the rear enjoying unrestricted sea views. Period fire surround, plain cornice, picture rail and sanded flooring. Shelved press, under stairs storage cupboard and two central heating radiators.

DINING ROOM

This lovely dining room has a serving window to the kitchen and again enjoys sea views from a double glazed window unit. Period fire surround with contemporary gas fire, sanded floor, shelved press and central heating radiator.

KITCHEN

A modern kitchen with a good range of fitted units, complementary work surfaces, tiled splashback and a white one and a half bowl sink with mixer tap. The hob, two ovens, microwave, dishwasher, washing machine and fridge freezer are all included in the sale. Wall shelving and two double glazed windows enjoying sea views.

BEDROOM 3

A large double bedroom with a single glazed window to the front. Plain cornice, fitted carpet, central heating radiator and shelved recess.

BEDROOM 4/FAMILYROOM/SITTING ROOM

A most attractive and spacious room with two windows to the front, plain cornice, sanded flooring, two central heating radiators and a large shelved storage cupboard. Is a very versatile room which could be used as a bedroom or a second sitting room.

BEDROOM 5/STUDY

This room is also situated to the front with a single glazed window unit. Plain cornice and picture rail, fitted carpet and central heating radiator.

BATHROOM 2

A modern family bathroom with a three piece white

suite with a shower over the bath with shower screen, extensive wall tiling, heated towel rail, vinyl flooring and a single glazed window unit.

UPPER LANDING

The upper landing has a skylight providing lots of natural daylight. Fitted carpet and central heating radiator.

MASTER BEDROOM

A large double bedroom, located to the rear with a double glazed window enjoying sea views. Period fire surround, fitted carpet, central heating radiator and corner storage cupboard.

BEDROOM 2

Another large double bedroom with a window to the front of the property. Period fire surround, central heating radiator and fitted carpet.

BATHROOM 1

A superb family bathroom with a four piece suite incorporating a large shower cubicle and the centrepiece of the room is a free standing roll top bath. There is a useful vanity area and a large storage cupboard in addition to a cupboard housing the hot water tank and central heating boiler. Double glazed window unit, central heating radiator and vinyl flooring.

GARDENS AND OUTBUILDING

A communal vennel which has two storage cupboards for the owners of this property to use leads to the rear of the building where steps lead down to the private garden which is split level and has been laid to lawn. There is a large outbuilding, measuring 14'11" x 12'6" (4.54m x 3.82m), currently providing an excellent storage facility, however could be converted into habitable space for a variety of other uses.

EXTRAS

All fitted carpets and floor coverings, hob, ovens, microwave, dishwasher, fridge/freezer and washing machine.

COUNCIL TAX BAND - E

