



License No: ES100012703



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Mapbox ©2018



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:

18 HARDGATE HADDINGTON

EAST LOTHIAN EH41 3JS

TEL: 01620 825368 FAX: 01620 824671

LP 1 Haddington DX 540733 Haddington



DUNBAR
I ANCROFT, BROXBURN
EH42 1QF

**BEAUTIFULLY PRESENTED
DETACHED VILLA
IN SMALL EXCLUSIVE
DEVELOPMENT**

**LOVELY COUNTRY SETTING YET SO
CLOSE TO TOWN**

SUPERB FAMILY HOME

**ENTRANCE HALLWAY
CLOAKROOM
UTILITY ROOM
LOUNGE
KITCHEN/DINING ROOM
FAMILY ROOM
ORANGERY WITH COPULA
MASTER BEDROOM
EN-SUITE SHOWER ROOM
3 DOUBLE BEDROOMS
LUXURY BATHROOM
OIL CENTRAL HEATING
DOUBLE GLAZING
DRIVEWAY
GARDENS**

**VIEWING: TELEPHONE
GSB PROPERTIES
01620 825368**

DESCRIPTION

The historic seaside and fishing town of Dunbar has an excellent shopping centre including an Asda Superstore, 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 town is within comfortable commuting distance of Edinburgh by car or train from the local station and the city bypass provides rapid access to the airport and motorway network leading north and west.

Ancroft is a small and exclusive residential community of just six, privately built houses, located on the outskirts of the town, yet its location couldn't be more convenient with easy distance to the shops, schools, coastline and bypass.

Situated in a prime plot, backing onto the woodland of the private Broxburn Estate, the property offered for sale is a most attractive, detached family villa which offers bright and generous living accommodation with a flexible layout. This lovely family home has been significantly upgraded by the present owners and offers many fine quality features such as attractive limestone tiles in the hall, kitchen and family room, solid wood flooring and internal doors including French doors, modern integrated kitchen and luxury bathrooms. An additional upgrade in recent months also includes the garage conversion into a spacious family room just off the kitchen and a superb, recently built 'Orangery' with glass Copula roof which also gives access to the rear garden. In brief, the accommodation comprises entrance hallway, useful downstairs toilet, utility room, lounge, kitchen/dining room which is part open-plan to the family room and also leads to the Orangery – a superb area for entertaining or family gatherings. Upstairs there is the master bedroom with en-suite shower room, two comfortable double bedrooms, smaller double bedroom/study and luxury family bathroom fitted with a Jacuzzi corner bathtub and walk-in shower with glass surround, complete with porcelain tiles to the floor and walls. It is also an easily and economically run home with oil central heating, double-glazing and there is ample storage/wardrobe space, power outlets, TV and telephone connection points throughout. The fully enclosed garden wraps around the property

and offers excellent shelter and privacy. It is laid mainly to lawn and includes a paved patio/sitting area and drying green/play area to the back. Gated access to the front opens into the mono-block driveway which provides ample parking for two or more vehicles.

This is a most pleasing, generously proportioned and tastefully decorated family home in superb surroundings. Early viewing is strongly recommended.

ACCOMMODATION

HALL	widest point 4.31M X 2.02M (14'1" X 6'7")
CLOAKROOM	1.47M X 1.43M (4'10" X 4'8")
LOUNGE	4.85M X 5.05M (16'5" X 16')
UTILITY ROOM	2.90M X 1.43M (9'6" X 4'8")
DINING KITCHEN	4.49M X 3.98M (14'9" X 13'5")
FAMILY ROOM	5.59M X 3.89M (18'4" X 12'9")
ORANGERY	4.06M X 3.49M (13'4" X 11'5")
BEDROOM 1	4.19M X 3.35M (13'9" X 11')
ENSUITE SHOWER ROOM	1.58m X 1.24M (5'4" X 4')
BEDROOM 2	4.08m X 4.02m (13'4" X 13'2")
BEDROOM 3	3.97M X 2.93M (13'6" X 9'7")
BEDROOM 4	2.96M X 2.91M (9'10" X 8'10")
FAMILY BATHROOM	2.98M X 2.39M (9'7" X 7'10")

EXTRAS

Included in the sale are all fitted carpets, light fittings, slatted wooded blinds, LPG gas hob, electric double ovens, hood, dishwasher, fridge/freezer and washing machine.

SERVICES

There is a shared septic tank. Residents in Ancroft pay approximately £30 per month into a designated residents' bank account to cover maintenance of the septic tank and for any repairs as and when needed to the private road within the cul-de-sac.

**COUNCIL TAX BAND – F
ENERGY RATING –**

