



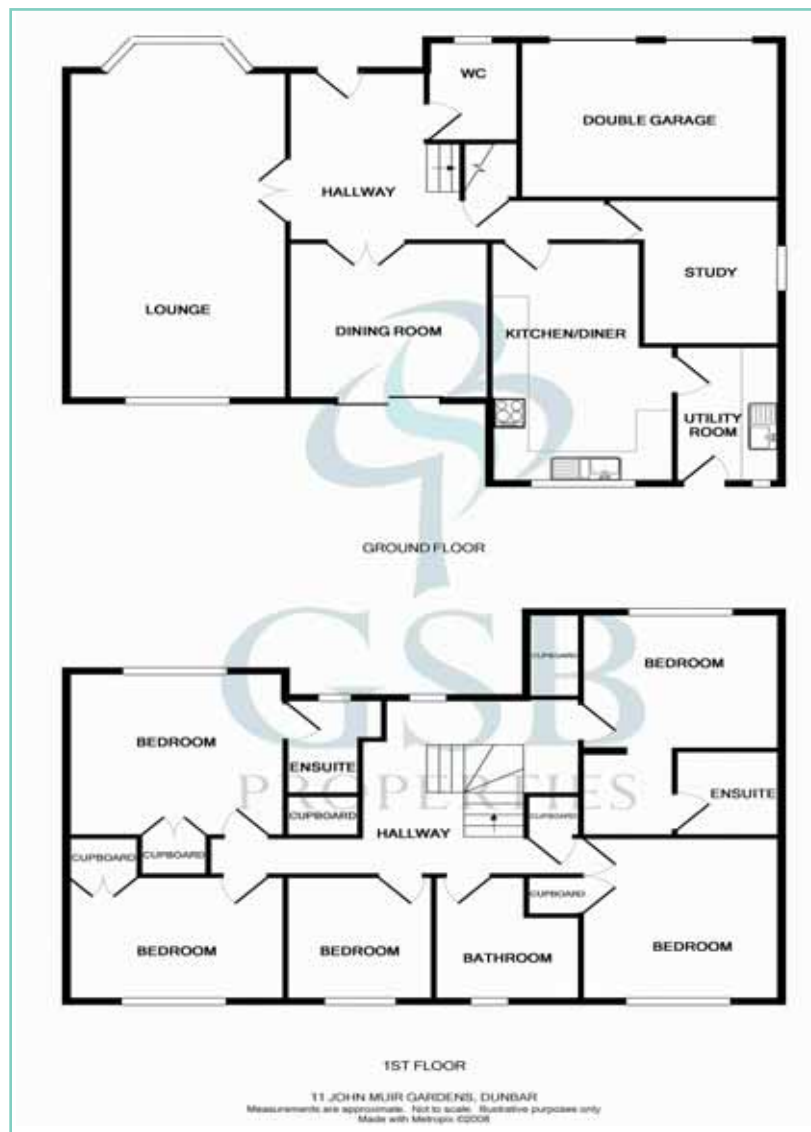
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**HOUSE SALES**

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

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**DUNBAR**  
**11 JOHN MUIR CRESCENT**  
**OFFERS OVER £300,000**

## DUNBAR 11 JOHN MUIR CRESCENT

**OFFERS OVER £300,000**

**SPACIOUS DETACHED EXECUTIVE  
VILLA WITHIN POPULAR  
RESIDENTIAL LOCATION**

**ENTRANCE HALLWAY  
CLOAKROOM  
LOUNGE  
DINING ROOM  
KITCHEN/BREAKFAST ROOM  
UTILITY ROOM  
OFFICE/STUDY  
LANDING  
5 BEDROOMS  
2 EN-SUITES  
FAMILY BATHROOM  
DOUBLE GARAGE  
FRONT AND REAR GARDENS  
GAS CENTRAL HEATING  
DOUBLE GLAZING**

### General Description

John Muir Crescent is located in a popular residential area on the outskirts of the town. Dunbar has a good 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. East Lothian's beautiful countryside and fine coastline, including John Muir Country Park, are both virtually on the doorstep.

Dunbar is within comfortable commuting distance of Edinburgh by car or by train. The mainline railway station with Park and Ride facilities is close by and commuting to Edinburgh City Centre takes approximately twenty minutes. In addition the Expressway and City Bypass allow ready access to the airport and motorway network.

Number 11 is pleasantly located at the end of a cul-de-sac and backs onto mature woodland. It is a stylish property - an ideal family home with spacious accommodation and a flexible layout. Features include corniced ceilings to the main public rooms, an elegant lounge with fireplace, a separate dining room with patio doors to the garden and an office. The kitchen is beautifully designed, fully fitted and has ample space for table and chairs. Upstairs there are five good-sized bedrooms, two of which have en-suite facilities and there is a family bathroom. The property is fully double-glazed and has gas central heating.

Outside there is an integral double garage, an open plan front garden and a large, fully enclosed back garden.

### Accommodation

#### ENTRANCE HALLWAY

Front door opens into the spacious hallway which in turn leads to the lounge, dining room, cloakroom, kitchen and office.

#### CLOAKROOM

Useful downstairs W/C fitted with a low level w/c and wash hand basin set in vanity unit. Frosted window to the front aspect of the property.

#### LOUNGE 7.57m x 3.74m (24'8" x 12'3")

Spacious lounge with bay window to the front aspect of the property and wide window to the rear. Feature fireplace with gas fire inset, fitted carpet and coving to the ceiling.



#### BEDROOM 1 5.43m x 4.26m (17'8" x 13'10")

Master bedroom with wide window to the front aspect of the property. Dressing area, fitted wardrobe and carpet.

#### EN-SUITE BATHROOM

Fitted with a four piece suite comprising low level w/c, wash hand basin, panel bath and separate shower cubicle. Frosted window to the side aspect.

#### BEDROOM 2 3.73m x 3.49m (12'2" x 11'4")

Second bedroom with an en-suite. Window to the front aspect of the property, fitted wardrobe and carpet.

#### EN-SUITE 2

Fitted with a three piece suite comprising low level w/c, wash hand basin fitted in vanity unit and double shower cubicle. Frosted window to the front aspect.

#### BEDROOM 3 3.73m x 3.24m (12'2" x 10'6")

Double bedroom with window to the rear aspect and fitted wardrobes. Fitted carpet.

#### BEDROOM 4 3.46m x 3.38m (11'4" x 11'9")

Double bedroom to the rear aspect of the property. Fitted carpet and coving to the ceiling. Storage cupboard.



#### DINING ROOM 3.40m x 3.30m (11'2" x 10'8")

Separate Dining Room entered via double French doors from the hallway. Sliding patio doors leading to the rear garden.

#### KITCHEN/BREAKFAST ROOM 5.08m x 3.12m (16'7" x 10'2")

Fitted with a quality range of wall and base level units with work surface over and incorporating a 1 1/2 stainless steel sink unit and drainer. Integral appliances include double oven, fridge/freezer and dishwasher. Window to the rear aspect.

#### UTILITY ROOM

Separate utility room with base units and work surface over with stainless steel sink unit and drainer with plumbing for washing machine under. Window and door to the rear aspect.

#### OFFICE 3.03m x 2.92m (9'9" x 9'6")

A Useful Office which could be used as a downstairs 6th bedroom or Family Room. Window to the side aspect of the property. Fitted carpet.

#### LANDING

Staircase and landing area fitted with carpet and lead to the bedrooms and family bathroom. Three storage cupboards, one of which houses the boiler. Window to the front aspect.

#### BEDROOM 5 2.94m x 2.50m (9'6" x 8'2")

Smaller double bedroom with window to the rear aspect. Fitted carpet.

#### BATHROOM

Fitted with a four piece suite comprising low level w/c, wash hand basin, panel bath and shower cubicle. Partially tiled walls and floor.

#### GARDENS

Open plan front garden with lawn area and double driveway. Side gate to the large rear garden. The garden which backs onto woodland, is enclosed by fencing and a high wall to the side and offers excellent privacy and seclusion. It includes a large paved patio/sitting area adjacent to the house and area of lawn with shrub borders.

#### GARAGE

Integral double garage with two separate up and over doors.

#### EXTRAS

All floor and light fittings. Integral kitchen appliances.

#### COUNCIL TAX BAND - G

Viewing: TELEPHONE

**GSB PROPERTIES**

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