

License No: ES100012703

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
12 JOHN MUIR GARDENS
LOWER FIXED PRICE £328,000

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**STYLISH DETACHED, EXECUTIVE
STYLE VILLA.
WELL APPOINTED SETTING
WITH PLEASANT OUTLOOKS
EXCEPTIONALLY SPACIOUS
FAMILY HOME**

**ENTRANCE HALL
CLOAKROOM
FAMILY ROOM
LOUNGE
DINING ROOM
KITCHEN/BREAKFAST ROOM
UTILITY ROOM
4 BEDROOMS
HOME OFFICE/BEDROOM 5
3 EN-SUITE SHOWER ROOMS
FAMILY BATHROOM
MATURE GARDENS
DOUBLE GARAGE
GAS CENTRAL HEATING
DOUBLE GLAZING**

General Description

The historic seaside and fishing town of Dunbar is a pleasant East Lothian coastal town located beside the A1 and within easy reach of East Linton about five miles away and Haddington and North Berwick about ten miles. Within the town there are excellent shopping amenities, including an ASDA Superstore, schooling for all ages and a wide range of leisure and recreational facilities. These include a modern leisure pool, two fine links golf courses and numerous sports and social clubs. Dunbar is also surrounded by beautiful countryside and there are some delightful coastal walks nearby including the John Muir Country Park. The mainline railway station of Dunbar, with ample parking facilities is close by and commuting to the Edinburgh city centre takes approximately 20 minutes.

John Muir Gardens is located on the outskirts of Dunbar in the popular Persimmon Homes Residential Development and the property itself is situated in a quiet and sheltered cul-de-sac and bordered by mature woodland at the back.

This lovely modern detached villa is in the stylish "Gosford" design and offers exceptionally spacious living accommodation with a flexible layout. It includes many quality features, such as corniced ceilings, bay windows, glazed and French doors, recessed lighting, additional power outlets, telephone and TV/satellite sockets, attractive flooring and tiling, modern fittings and accessories.

Accommodation

ENTRANCE HALL 5.83m x 2.59m (19' x 8'6") overall

Approached via a covered porch, the part glazed front door with side screen panels on either side opens into the spacious hall which in turn gives access to the family room, cloakroom, dining room, kitchen, lounge and stairs leading to the upper floor accommodation. French doors to all the public rooms on the ground floor. Under stairs storage cupboard and fitted carpet.

CLOAKROOM

A useful downstairs toilet with built-in wash hand basin and WC. Extractor fan and oak style vinyl flooring.

FAMILY ROOM 4.97m x 3.53m (16'2" x 11'7")

Positioned to the front of the property with a box bay window overlooking the garden. Pergo flooring, TV/satellite, broadband connection point and telephone connection points.

LOUNGE 5.88m x 4m (19'3" x 13'1")

A bright, comfortable and generously proportioned living room with wide windows overlooking the rear garden. Attractive stone fireplace with feature "Living Flame" gas fire. Fitted carpet, two TV/satellite and telephone "broadband" connection points. Built-in, open shelved bookcase and storage cupboard. Fitted carpet.



EN-SUITE SHOWER ROOM

A spacious en-suite with twin built-in wash hand basins and WC and fully tiled double shower compartment. Glazed window and fitted carpet.

BEDROOM 2 4.41m x 3.93m (14'7" x 12'10")

A lovely bright room with a box bay window overlooking the front of the property and with built-in fitted wardrobe with mirrored sliding doors. Fitted carpet, TV/satellite ready and telephone connection points.

EN-SUITE SHOWER ROOM

Fitted with a modern white suite with built-in wash hand basin and WC and a tiled corner shower. Extractor fan glazed window and fitted carpet.

BEDROOM 3 4.20m x 3.32m (13'10" x 10'10")

Double bedroom overlooking the rear garden and with a fitted mirrored wardrobe. Fitted carpet. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a modern white suite with built-in wash hand basin and WC and tiled, double shower compartment. Glazed window, extractor fan and Marmoleum flooring.

BEDROOM 4 4m x 3.32m (13'1" x 10'10")

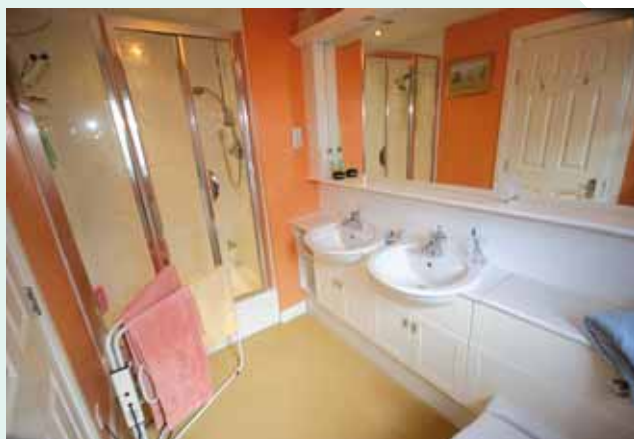
Another generous double bedroom which has pleasant open outlooks over the rear garden. Built-in fitted mirrored wardrobe and fitted carpet.

BEDROOM 5 3.31m x 2.8m (10'10" x 9')

Double bedroom or ideal study/home office, also overlooking the rear garden. Fitted carpet and telephone connection point.

FAMILY BATHROOM

Good size family bathroom fitted with a modern four piece white suite comprising built-in WC and wash hand basin, bath and double, fully tiled



DINING ROOM 4.46m x 3.22m (14'3" x 10'6")

A most comfortable size which has a box bay window and French doors leading out to the rear garden. Fitted carpet and TV connection point.

KITCHEN/BREAKFAST ROOM 4.72m x 3.7m (15'5" x 12'2")

With a wide window overlooking the rear garden and side door, the kitchen is well fitted with a range modern base and wall mounted units with tiling over the worktops. It incorporates a 1½ bowl stainless steel sink unit with mixer tap, gas hob, eye level double electric ovens and extractor hood. Integrated appliances include dishwasher, fridge and freezer. Marmoleum flooring, TV/satellite and telephone connection points. Door to the utility room.

UTILITY ROOM 3m x 1.8m (9'10" x 5'10")

Fitted with coordinating base and wall mounted units with and incorporating a stainless steel sink unit with mixer tap and with plumbing for a washing machine and space for a tumble dryer. Half glazed door to side and Marmoleum flooring.

STAIRS AND LANDING

A curved staircase leads to the spacious galley style landing. Hatch to floored attic space above, airing cupboard housing the hot water tank. Fitted carpet to stairs and landing.

BEDROOM 1 4.71m x 4.63m (15'4" x 15'1")

A truly generous, bright and airy master bedroom which includes wide windows overlooking the front of the property and extensive built-in fitted wardrobes. Fitted carpet, TV/satellite ready and telephone connection points.

shower compartment with electric shower unit and glass doors. Attractive tiling surround, glazed window and vinyl flooring.

DOUBLE GARAGE 5.8m x 5.4m (19'2" x 17'9")

Fitted with two single up and over doors, power and light. A mono block driveway provides additional parking spaces in front.

GARDEN

The front garden enjoys pleasant open outlooks and is laid out mainly to lawn with flower and shrub borders. Side access gate. As it backs onto woodland at the rear, the large enclosed garden offers excellent privacy and seclusion. This mature garden which is mainly south facing and a wonderful sun trap most times of the year, includes a large area of lawn with well stocked flower and shrub borders, a paved patio/sitting area adjacent to the house and a raised vegetable plot. Outside tap.

EXTRAS

Included in the sale are all fitted carpets, hob/ovens/hood, dishwasher, fridge and freezer. Wall light halfway up the stairs is not included in the sale but will be replaced with original light fitting.

COUNCIL TAX BAND: G

VIEWING: TELEPHONE

GSB PROPERTIES

01620 825368

