

DUNBAR
43 KELLIE PLACE

**OFFERS IN THE REGION OF £182,000
BELOW HOME REPORT VALUATION**

 **GSB PROPERTIES**
TO VIEW TELEPHONE 01620 825368 WEB www.gsbproperties.co.uk



DUNBAR 43 KELLIE PLACE

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REGION OF £182,000**

BELOW HOME REPORT VALUATION

**STYLISH DETACHED VILLA
WITH SOUTH FACING GARDEN**

**HALL/CLOAKROOM
FITTED KITCHEN
UTILITY ROOM
FAMILY/DINING ROOM
LOUNGE/ DINING ROOM
CONSERVATORY
2 DOUBLE BEDROOMS
1 SINGLE BEDROOM
EN-SUITE SHOWER ROOM
FAMILY BATHROOM
GARDEN
GAS CENTRAL HEATING
DOUBLE GLAZING**

**VIEWING: TELEPHONE GSB
PROPERTIES 01620 825368**

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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ESPC
espc.com

General Description

Dunbar has an excellent shopping centre including the ASDA Superstore, schooling for all ages and a wide range of leisure and recreational. These include a modern leisure pool, sports centre, 2 links golf courses and a range of sports and social clubs. The town is surrounded by lovely countryside and an interesting coastline, including John Muir Country Park. Dunbar is within comfort commuting distance of Edinburgh by car or by train from the local station. The expressway and bypass also provide ready access to the airport and motorway network. Kellie Place is positioned at the Spott Road development and is well located to town and schools and the Bypass.

The property offered for sale is a modern detached which enjoys a pleasant frontage within the development. It has been well-maintained, is in good decorative order and in recent years, the garage was converted to include a separate dining room or family room and also with the addition of a Conservatory to the back. In brief, the accommodation comprises on the ground floor entrance hall, family/dining room, kitchen, utility, lounge/dining room and Conservatory while upstairs there are two double and one single bedrooms, en-suite shower room and family bathroom. It also benefits from double glazing and gas fired central heating. Outside there is a mono paved driveway, a front and south facing rear garden.

This is a good sized family home in a good location, set at a very realistic fixed price. Early viewing is recommended.

Accommodation

ENTRANCE

Accessed by a covered porch with tiled floor.

HALL

Part glazed front door leads into the hallway which in turn gives access to all the rooms on the ground floor: Understairs storage cupboard and stairs to the upper floor accommodation. Laminate wood floor.

CLOAKROOM

Fitted with a modern white wash hand basin and WC. Laminate wood floor and extractor fan.

KITCHEN 3.45m x 1.96m (11'4" x 6'5")

With a window to the front, the kitchen is well fitted with a range of modern base and wall mounted units with tiling over the worktops. It incorporates a stainless steel sink unit with mixer tap and with plumbing for a dishwasher. Built-in gas hob, double electric ovens and canopy extractor hood.

FAMILY/DINING ROOM 4.11m x 2.64m (13'6" x 8'8")

Versatile room with a wide window having pleasant open outlooks to the front. Wall mounted electric heater and laminate wood floor.

UTILITY ROOM

Fitted with wall and base units incorporating a stainless steel sink unit with plumbing for a washing machine. Part glazed door to side and ceramic tiled floor.

LOUNGE/DINING ROOM 5.98m x 3.57m (19'7" x 11'8")

A bright and well proportioned living room with box bay window to the back and sliding patio doors leading into the Conservatory. Modern fireplace with wood surround, marble inlay and hearth and fitted with a feature electric fire. Laminate wood floor; TV and telephone connection points.

CONSERVATORY 3.57m x 2.95m (11'7" x 9'9")

A lovely addition overlooking the rear garden with window and brick surround and French doors opening to the garden and patio area. Laminate floor.

LANDING

Curved staircase to bedrooms and bathroom. Natural light is provided to this area by a window at mezzanine level. Hatch to attic space above, built in cupboard housing the hot water tank and fitted carpet.

BEDROOM 1 4.48m x 3.17m (14'08" x 10'05")

Comfortable main bedroom overlooking the front of the property. Double fitted wardrobes and door to the ensuite. Fitted carpet.

EN SUITE SHOWER ROOM

Modern three piece suite with low level WC, wash hand basin and shower cubical. Fitted carpet, extractor fan and glazed window.

BEDROOM 2 3.24m x 3.12m (10'7" x 10'3")

Another double bedroom to the rear of the property. Built-in fitted wardrobe and fitted carpet.

BEDROOM 3 2.87m x 2.76m (9'05" x 9'01")

Single bedroom or ideal office/study also overlooking the rear garden, with built-in wardrobe, fitted carpet and telephone connection point.

FAMILY BATHROOM 2.39m x 2.06m (7'10" x 6'8")

A good sized family bathroom with twin glazed windows and fitted with a modern white suite comprising wash hand basin, WC and bath with shower attachment and mains shower and screen over. Ceramic tiled floor and tiling to walls.

GARDEN

Open plan front garden laid mainly to lawn with flower and shrub beds. Side gate. The enclosed and south facing rear garden which is a lovely sun trap most times of the year; is laid mainly to lawn with flower and shrub beds and has a paved patio/sitting area adjacent to the house.

DRIVEWAY

Mono paved driveway in front allows for additional parking.

EXTRAS

Included in the sale are all fitted carpets, hob, ovens, hood and washing machine.

COUNCIL TAX BAND - E

HOME REPORT AVAILABLE ON REQUEST

