



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
"KILRUSH"
EDINBURGH ROAD, BELHAVEN

OFFERS OVER £275,000



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LOVELY VICTORIAN SEMI DETACHED VILLA WITH LARGE TERRACED REAR GARDEN MODERNISED YET RETAINING ORIGINAL PERIOD FEATURES

ENTRANCE VESTIBULE HALL
SITTING ROOM
FAMILY ROOM/DINING
KITCHEN/BREAKFAST ROOM
2 DOUBLE BEDROOMS
1 SINGLE BEDROOM
CLOAKROOM
LUXURY BATHROOM
LARGE TERRACED GARDEN
GAS CENTRAL HEATING

General Description

The historic seaside and fishing town of Dunbar is a pleasant East Lothian coastal town which has an excellent shopping centre including the new 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 John Muir Country Park. The town is within comfortable commuting distance of Edinburgh by car or by train from the local station and the city bypass also provides access to the airport and motorway network leading north and west.

"Kilrush" is pleasantly situated within the village of Belhaven and located on the western approach to Dunbar.

This most attractive semi-detached stone built Victorian villa offers all the convenience of modern living yet retains many original and pleasing features such as well proportioned rooms, high corniced ceilings, pine doors and woodwork, original wood flooring, an oak and wrought iron balustrade and attractive fireplaces. Recent improvements have included new fitted carpets and top of the range built-in fitted wardrobes. It has been well maintained, has been tastefully decorated and there are ample power, TV and telephone connection points throughout. It also benefits from full gas fired central heating, serviced by a combi boiler. Outside there is a small enclosed garden to the front and side and a large secluded terraced garden to the rear.

This is an interesting and very pleasing and comfortable family home. Early viewing is highly recommended.

Accommodation

ENTRANCE VESTIBULE 1.94m x 1.51m (6' 5" x 5')

A solid timber front door with overhead feature window opens into a traditional vestibule with original Victorian style tiled floor. Inner part opaque glazed door with side screen panels lead into the main hall.

ENTRANCE HALL 5.54m x 2.07m (18' 2" x 5' 3")

A spacious hall giving access to the sitting room, family room and staircase leading to the upper floor accommodation. Fitted carpet.

SITTING ROOM 4.73m x 4.57m (15' 7" x 14' 10")

A bright and beautifully proportioned room providing excellent living accommodation. It has large double sash and case windows to the front of the property, a plain plaster corniced ceiling, dado rail and attractive tiled fireplace with open grate. There is a shelved wall press to one side of the fireplace. Varnished wood floor, TV (digital and sky ready) and telephone connection points.



MEZZANINE LEVEL

CLOAKROOM

Fitted with a traditional 'water closet' with overhead cistern and small wash hand basin. Tongue and groove panelled surround, glazed window and vinyl floor.

BATHROOM 3.18m x 2.16m (10' 5" x 7' 1")

A spacious luxury bathroom fitted with a large modern oval bathtub with attractive mixer/shower attachment, wash hand basin, WC and separate, fully tiled shower compartment with power shower and glass door. Tongue and groove panelled surround, glazed window and painted wood flooring.

UPPER LEVEL

Access to the attic is gained via the large cupola at upper floor landing. The large loft space has great further potential for conversion (with appropriate approvals of course), if so desired.

BEDROOM 1 4.45m x 3.98m (14' 7" x 13')

Comfortable, spacious main bedroom with a large window to the front of the property offering pleasant open countryside views in the distance. Wall to wall 'top of range' built-in fitted wardrobes, plain cornice ceiling and fitted carpet.

BEDROOM 2 4.01m x 3.79m (13' 2" x 12' 5")

Another large double bedroom with pleasant open outlooks to the rear garden and fitted carpet.

BEDROOM 3 3.38m x 2.05m (11' 1" x 6' 8")

Ideal single bedroom or baby's room with a large window to the front of the property. Fitted carpet.



FAMILY ROOM OR DINING ROOM

4.05m x 3.81m (13' 3" x 12' 6")

Positioned to the rear of the property and leading to the kitchen, this is a good sized dining or indeed casual family room. Large window overlooking the rear patio and "hole in the wall" recess fitted with a large wood burning stove. Under stairs storage cupboard with light and varnished wood floor, TV and telephone connection points.

KITCHEN/BREAKFAST ROOM 3.86m x 3.44m (12' 8" x 11' 3")

With a window and rear door opening to the garden, 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 both a washing machine and dishwasher. Laminate wood flooring.

STAIRCASE AND LANDING

A curved staircase with attractive oak and wrought iron balustrade leads up to a mid level walkway and a further upper landing which is well lit by a large cupola. The mezzanine level gives access to the bathroom, cloakroom and a large linen cupboard while the upper landing leads to the three bedrooms and gives access to a large attic space. Fitted carpet to stairs and landing.

GARDENS

To the front of the property there is a small shrub garden enclosed by a low stone wall. A gate leads to the side and rear garden. Immediately to the rear, there is a good-sized paved/patio sitting area adjacent to the house. The elevated rear garden, which is bounded to one side by a high stone wall, offers excellent privacy and seclusion. This lovely garden which is well stocked with many mature plants, trees and shrubs is terraced in design and accessed by stone steps which continue up to the top of the garden. At first level there is a lovely paved patio surrounded by mature plants and rockery areas. A further higher level garden which catches the sun at all times of the day and has wonderful south facing views to the countryside, is laid mainly to lawn and also bordered by many mature shrubs, fruiting trees and herbaceous plants. The garden shed is also positioned here.

EXTRAS

Included in the sale are the fitted carpets, blinds, electric cooker, hood, dishwasher, washing machine and fridge/freezer.

COUNCIL TAX BAND: E

NOTE:

The Chandeliers/light fixtures are not included in the sale however they may be purchased under separate negotiation.

VIEWING:

TELEPHONE

GSB PROPERTIES

01620 825368

