



DUNBAR  
13 LAWSON COURT  
**FIXED PRICE £105,000**

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**STONE BUILT DOUBLE  
UPPER FLATTED VILLA  
ENJOYING A QUIET  
COURTYARD SETTING JUST  
OFF HIGH STREET**



**HALLWAY  
SHOWER ROOM  
1 DOUBLE BEDROOM  
1 SINGLE BEDROOM  
LOUNGE  
KITCHEN/BREAKFAST ROOM  
GAS CENTRAL HEATING**

**VIEWING: TELEPHONE GSB**

**PROPERTIES 01620 825368**

## General Description

The historic seaside and fishing town of Dunbar is located some 28 miles East of Edinburgh and is within comfortable commuting distance of the capital by car, bus or train from the local station. Within the town there is a good shopping centre, schooling for all ages and a wide range of leisure and recreational facilities. These include a modern leisure pool, a sports centre, two links golf courses, a sailing club and numerous sports and social clubs. The fine coastline and beautiful countryside surrounding the town also provides excellent outdoor recreational facilities.

Built c 1850 the property is in a convenient town centre location from which there is easy access to all local amenities and yet it is tucked away from the hustle and bustle of the main road in a pleasant courtyard setting. This attractive double upper flat has been well maintained and has recently been decorated. The property also benefits from gas central heating.

In brief the accommodation comprises external staircase, hallway, shower room and 2 bedrooms on the first floor with a staircase leading to the attic level comprising of Kitchen and Lounge. Outside there is a communal courtyard garden.

This is an ideal home for first time buyers or the buy-to-let market.

## Accommodation

### HALLWAY

An external staircase leads up from the courtyard to a solid timber front door that opens into the hallway with tiled floor:

### BEDROOM 1 4.75m x 3.13m (15'07 x 10'03)

Double bedroom with windows to both the front and rear aspect. Built in wardrobe and fitted carpet.

### BEDROOM 2 2.42m x 2.40m (7'11 x 7'10)

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



### SHOWER ROOM

Fitted with a three piece suite comprising of low level w/c, wash hand basin and shower cubicle. Storage cupboard housing the boiler, extractor fan and vinyl flooring.

### LANDING

Carpeted staircase and landing leading to the lounge and kitchen. Velux window.

### LOUNGE 6.34m x 4.05m (20'09 x 13'03)

Spacious lounge with two velux windows to the rear aspect and a further to the front. Newly fitted carpet.

### KITCHEN/BREAKFAST ROOM 4.07m x 2.75m (13'04 x 9'00)

Fitted with a range of wall and base level units and work surface over incorporating a stainless steel sink

unit and drainer. Washing machine, dryer, fridge/freezer and cooker. Vinyl flooring.

### OUTSIDE

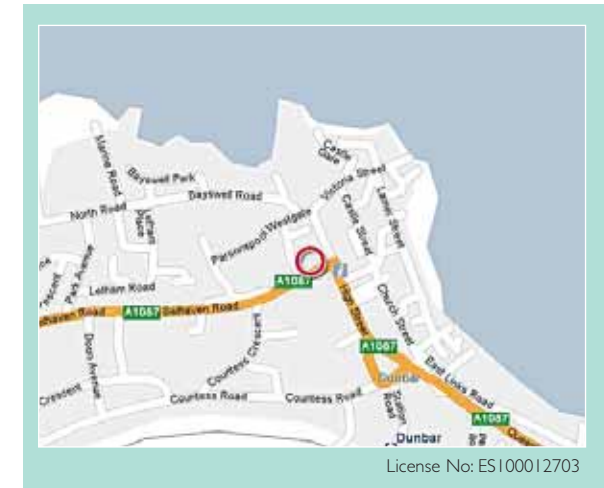
Communal courtyard garden with walkways to the High Street.

### EXTRAS

All floor and light fittings. Washing machine, dryer, fridge/freezer, and cooker.

**COUNCIL TAX BAND - C**

**GROSS INTERNAL FLOOR AREA (M2) - 72**



### HOUSE SALES

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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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