



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.



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**DUNBAR
SHORE STREET
OLD HARBOUR HOUSE
OFFERS AROUND £325,000**



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**HISTORIC STONE BUILT HOUSE
 WITH SELF-CONTAINED
 GROUND FLOOR FLAT**

**INTERESTING, COMFORTABLE
 ACCOMMODATION
 OFFERING GREAT FLEXIBILITY**

**CLOSE TO THE HARBOUR
 AND SHORELINE**

**MAIN HOUSE
 ENTRANCE VESTIBULE & HALL
 SITTING/DINING ROOM
 KITCHEN/BREAKFAST ROOM
 CLOAKROOM
 3 BEDROOMS
 BATHROOM
 GAS CENTRAL HEATING**

**SELF-CONTAINED GROUND
 FLOOR FLAT
 ENTRANCE HALL
 OPEN-PLAN KITCHEN/LIVING ROOM
 2 BEDROOMS
 BATHROOM
 GAS CENTRAL HEATING
 DOUBLE GLAZING**

**SHARED, ENCLOSED GARDEN
 AND COURTYARD**

General Description

The historic seaside and fishing town of Dunbar is situated some 30 miles east of Edinburgh in one of the sunniest and driest spots in the UK. The town has an excellent shopping centre, schooling for all ages and there is a wide range of leisure and recreational facilities. These include a modern leisure pool, sports complex, 2 links golf courses and numerous sports and social clubs. Dunbar is surrounded by typically beautiful East Lothian countryside and the Lammermuir Hills to the south offer good walking, shooting and fishing. There are also excellent coastal walks including those in John Muir Country Park. Dunbar is well placed for those commuting into Edinburgh as the journey by car is both fast and easy and there are regular train services to and from the local station. The city bypass also provides ready access to the airport and motorway network.

Old Harbour House is quietly situated close to the harbour in the oldest part of the town and dates back to the early 19th century, originally a fisherman's cottage and indeed in 1828 records shows that it was exchanged for a locally berthed sloop named "Peggy". As the name would suggest it became the home of Dunbar's Harbour Master until well into the last century. In more recent times it has been modernised and adapted to provide flexible family accommodation including a self-contained flat on the ground floor – ideal as a granny flat or for letting purposes. The property enjoys pleasant views towards the Old Harbour and East Bay and enjoys a sunny, quiet courtyard garden. Both properties have their own independent Council Tax Bands, gas central heating and the lower flat is double-glazed.

This is a most interesting, very appealing and comfortable family home, which also combines valuable independent family living accommodation on the ground floor or as an excellent rental income opportunity, whether it be for holiday or permanent letting. Early viewing is highly recommended.

Accommodation

MAIN HOUSE

Interesting split-level design with the lounge/dining and kitchen positioned on the upper level to take advantage of the harbour and sea views.

ENTRANCE

Accessed via an outside timber staircase and internal steps to a lobby with an east facing window which has views to the harbour. Cupboard housing the central heating boiler.

HALL

Hardwood front door to traditional vestibule with inner part glazed door to the hallway which has two south facing windows. Open pine staircase to upper floor with pine banisters and handrail. Shelved cupboard with plumbing for a washing machine. Fitted carpet.

BEDROOM 1 3.50m x 2.90m (11'6" x 9'6")

Double bedroom with large built-in fitted wardrobes. Windows to north and east with views to the Old Harbour and sea. Fitted carpet.

BEDROOM 2 3.40m x 2.95m (11'1" x 9'2")

Double bedroom with north facing window and two built-in fitted wardrobes. Fitted carpet.



Laminate wood flooring. Door to a lobby leading to the cloakroom.

CLOAKROOM 1.30m x 1m (4'2" x 3'3")

Fitted with a modern white wash hand basin and WC, vinyl floor and east facing window.

SELF CONTAINED GROUND FLOOR FLAT

Recent improvements to the flat include a refitted kitchen, flooring and Combination gas boiler (approx 1 year old). As a permanent rental income this property comfortably achieves £475 per month.

ENTRANCE HALL

A double glazed front door opens into an "L" shaped hallway which in turn gives access to all the rooms in the property. There is a shelved cupboard housing the central heating boiler and a further large walk-in storage cupboard fitted with an electric light. Laminate wood floor.

DINING/KITCHEN/LIVING ROOM

5.35m x 3.85m (17'6" x 12'8") Overall
 Recently remodelled and open-plan in design, this well-proportioned living room includes four deep display windows facing north, east and south. The kitchen area is well fitted with a range of modern base and wall mounted units with tiling over the worktops and incorporates a stainless steel sink unit with mixer tap. Laminate flooring, extractor fan and both TV and telephone connection points. A large utility cupboard also has plumbing for a washing machine and space for a fridge/freezer.

BEDROOM 1 3.30m x 3.30m (10'9" x 10'9") Overall

Comfortable double bedroom with a north facing window, fitted carpet and television aerial.

BEDROOM 2 3.12m x 2.41m (10'3" x 8'0")

Single bedroom with north facing window and fitted carpet.



BEDROOM 3 3.15m x 2.50m (10'3" x 8'2") Plus door opening
 Smaller double bedroom with North facing window, built-in wardrobe, fitted carpet and telephone connection point.

BATHROOM 2.50m x 2.50m (8'2" x 8'2")

A spacious family bathroom fitted with a modern white suite with shower and shower screen over the bath. South facing window with built-in cupboard underneath. Vinyl flooring and fully tiled walls.

SITTING/DINING ROOM

SITTING AREA: 5.55m x 3.80m (18'2" x 12'5")

DINING AREA: 3.15m x 2.85m (10'4" x 9'3")

A bright and beautifully proportioned "L" shaped room providing comfortable living accommodation. The sitting area has windows to the south and north and a fireplace with timber surround, marble inlay and hearth and fitted with a living flame gas fire. The large dining area has a window to the north and door to the adjoining kitchen. Fitted carpet, slightly coombed ceiling and three wall lights, TV and telephone connection points.

KITCHEN/BREAKFAST ROOM

5.55m x 3.30m (18'2" x 10'10") Overall

With slightly combed ceiling and north, east and south facing windows, this slightly irregular shaped kitchen is well fitted with a range of modern base and wall mounted units with tiling over the work surfaces. It incorporates a stainless steel sink unit with mixer tap. Large walk-in cupboard with electric light, shelving and hatch with pull down ladder to large attic space above.

BATHROOM 2m x 1.95m (6'6" x 6'4")

Fitted with a modern white wash hand basin, WC and with an electric shower unit over the bath. Full tiling to walls and glazed window.

NOTE: All the furniture and furnishings are available if required.

GARDEN

Double gates open to an attractive south facing courtyard garden mainly enclosed by high stone walls offering excellent shelter and privacy. The garden is mainly paved and includes raised beds with mature shrubs and climbing plants.

EXTRAS

Included in the sale are fitted carpets, curtains, light fittings, cooker, dishwasher, fridge/freezer, washing machine and tumble dryer in the main house. In addition as previously mentioned all furniture and fittings in the lower flat are available.

COUNCIL TAX BAND

Main House – D and Flat – B

**VIEWING:
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