



DUNBAR
17 SALISBURY WALK

LOWER FIXED PRICE £289,000



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

DUNBAR

17 SALISBURY WALK

LOWER FIXED PRICE £289,000

**STYLISH DETACHED EXECUTIVE
VILLAPLEASANTLY POSITIONED
WITHIN SMALL NEWLY BUILT
DEVELOPMENT**

**A SUPERB FAMILY HOME IN READY
WALK-IN CONDITION**

**ENTRANCE HALL
CLOAKROOM
LOUNGE**

**DINING ROOM
KITCHEN/BREAKFAST ROOM
UTILITY ROOM**

**4 DOUBLE BEDROOMS
1 SINGLE BEDROOM/STUDY
2 ENSUITE SHOWER ROOMS
FAMILY BATHROOM
DOUBLE GARAGE AND DRIVEWAY
GARDENS
10 YEAR NHBC**

**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, 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. The City Bypass also provides access to the airport and motorway network leading north and west.

Salisbury Walk is located on the outskirts of Dunbar in the newly built Miller Homes 'Thistle Gardens' Development. Its location couldn't be more convenient as it is also within easy distance to the town, By-pass, schools and railway station.

The property offered sale which is pleasantly located in a small and quiet cul-de-sac, is in the stylish "Jura" design. This attractive family home offers thoughtful, generously proportioned accommodation with a flexible layout and has been completely finished internally for immediate entry. In brief, the accommodation comprises on the ground floor spacious entrance hall, cloakroom, elegant lounge with bay window and French doors to the dining room which also includes a bay window to the back, beautifully fitted, open-plan kitchen/breakfast room with French doors to the rear garden and utility room with integral door to the garage. Upstairs there is a gallery-style landing, spacious master bedroom with double built-in wardrobes and en-suite shower room, double bedroom/guest bedroom, also with built-in wardrobes and en-suite shower room, two further double bedrooms with wardrobes, a single bedroom or study and family bathroom. It is also an easily and economically run home with full double glazing, gas-fired central heating and there are ample power, TV and telephone connection points throughout. Outside there is an open-plan front garden which has been laid to lawn with maturing trees, integral to the house, double garage with driveway to the front and an enclosed garden (will

be turfed) to the back. There is also a security alarm installed.

This is a superb family home in pristine, ready-to-walk-in condition. Early viewing is highly recommended.

Accommodation

COVERED PORCH

HALL

CLOAKROOM

LOUNGE WITH BAY WINDOW

4.76m x 3.56m (15'7" x 11'8")

DINING ROOM WITH FEATURE BAY

WINDOW 4.32m x 3.67m (14'1" x 12')

KITCHEN/BREAKFAST ROOM WITH FRENCH

DOORS 6.27m x 3.08m (20'6" x 10'1")

UTILITY ROOM

MASTER BEDROOM WITH EN-SUITE

SHOWER ROOM 4.97m x 4.43m (16'3" x 14'6")

BEDROOM 2/GUEST WITH EN-SUITE

SHOWER ROOM 3.77m x 3.08m (12'4" x 10'1")

BEDROOM 3 3.59m x 3.13m (11'9" x 10'3")

BEDROOM 4 3.51m x 2.67m (11'6" x 8'9")

BEDROOM 5 3.10m x 2.81m (10'2" x 9'3")

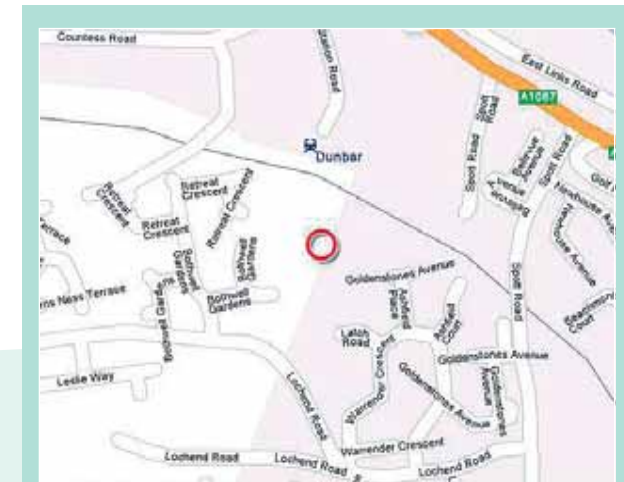
FAMILY BATHROOM 2.61m x 1.93m (9' x 6'4")

The Double Garage has twin up-and-over doors, power and light and an internal door to the utility room.

Key features include generously proportioned rooms, corniced ceilings, fitted carpets, contemporary ceramic tiled flooring and walls, bay windows, internal and external French doors, chrome ironwork and fixtures, built-in wardrobes in most of the bedrooms and a fully integrated kitchen with gas hob, double eye-level electric ovens, canopy extractor hood, dishwasher, fridge and freezer.

10 YEAR NHBC IN PLACE

COUNCIL TAX BAND – TBD



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