



# GSB PROPERTIES

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**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.



**DUNBAR**  
**25 STEADINGS GARDENS**  
**OIRO £230,000**

## DUNBAR 25 STEADINGS GARDENS

OIRO £230,000

**BEAUTIFULLY PRESENTED  
DETACHED HOME  
PRIME POSITION WITH SOUTH  
FACING GARDEN**

**ENTRANCE HALL  
CLOAKROOM  
LOUNGE  
DINING ROOM  
KITCHEN/BREAKFAST ROOM  
4 DOUBLE BEDROOMS  
2 EN-SUITE SHOWER ROOM  
FAMILY BATHROOM  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
SINGLE GARAGE  
ENCLOSED GARDEN**

### General Description

The historic seaside and fishing town of Dunbar has an excellent shopping centre including a newly opened 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. East Lothian's beautiful countryside and fine coastline, including the John Muir Country Park, are virtually on the doorstep and Dunbar is within comfortable commuting distance of Edinburgh by car or by train from the local railway station.

The property offered for sale is in the stylish 'Trinity' design built by Wimpey Homes c2006.

This attractive detached villa has been tastefully decorated throughout and provides well planned and flexible family living accommodation. The property style benefits from two en-suite shower rooms, with one off the master bedroom and the other creating "Jack and Jill" bedrooms. It is also an easily and economically run home with full gas central heating, quality double glazing and there ample power sockets, TV (cable ready) and telephone connection points throughout. Outside there is a single garage with wide driveway and gardens to the front and rear.

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

### Accommodation

#### ENTRANCE HALL

Part glazed front door with side screen gives access to the lounge, kitchen, cloakroom, and stairs leading to the upper floor accommodation. Fitted carpet.

#### CLOAKROOM

A useful downstairs toilet fitted with a corner wash hand basin and WC. Vinyl floor and extractor fan.

#### LOUNGE 5.26m x 3.32m (17'03 x 10'11) into bay

A bright and generously proportioned living room which has a bay window to the front aspect. Fitted carpet, TV and telephone connection points. The room opens into the dining room which allows light to travel the full length of the house.



#### EN-SUITE SHOWER ROOM

Fitted with a modern white wash hand basin, WC and fully tiled shower enclosure with folding screen door. Glazed window, extractor fan and vinyl floor.

#### BEDROOM 2 3.37m x 3.29m (11'00 x 10'09)

Comfortable double bedroom with window to the front and a feature alcove/display area. Fitted carpet. Door leading to en-suite shower room.

#### BEDROOM 3 2.94m x 2.86m (9'07 x 9'04)

Double bedroom, to the rear of the property again with door leading to en-suite shower room. Wide window to the rear aspect. Telephone connection point.

#### SECOND EN-SUITE

Fitted with a three piece suite comprising of low level w/c, wash hand basin and shower cubicle. Vinyl flooring. Extractor fan.

#### BEDROOM 4 3.65m x 3.04m (11'11 x 9'04)

Further double bedroom overlooking the rear of the property and with a fitted carpet.

#### BATHROOM

A good family sized bathroom fitted with a modern three piece white suite with the wash hand basin and WC set in a vanity unit. Glazed window, Vinyl flooring, Extractor fan.



**VIEWING: TELEPHONE  
GSB PROPERTIES 01620 825368  
or OWNER 07800819352**

#### DINING ROOM 3.90m x 2.92m (12'09 x 9'06)

Comfortable formal dining room with archway to Kitchen. Window to rear overlooking garden. Fitted carpet.

#### KITCHEN/BREAKFAST ROOM 5.07m x 3.11m (16'07 x 10'2)

With a window overlooking the rear garden and french doors, the kitchen is beautifully 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, gas hob, electric oven, extractor hood and integrated dishwasher; washing machine and fridge/freezer. Vinyl flooring with ample space for a breakfast table.

#### LANDING

Straight staircase leads to the bedrooms and bathroom. Hatch to partially boarded attic space with Ramsay ladder and power. Built-in cupboard housing the hot water tank, and further storage cupboard. Fitted carpet to stairs and landing

#### MASTER BEDROOM 3.51m x 3.29m (11'06 x 10'09)

Spacious main bedroom with a wide window to the front of the property. Feature, display alcove with built-in fitted wardrobe. Fitted carpet.

#### GARAGE

Single garage with up and over door; power and light. A wide driveway in front provides ample parking.

#### GARDEN

The front garden is open plan in design and laid mainly to lawn. The rear garden has been separated into different areas all of good proportions, including a lawn area, large shed and vegetable garden.

#### EXTRAS

Included in the sale are floor fittings, kitchen appliances, dining room curtains, garden shed and all blinds.

#### COUNCIL TAX BAND - E

