

DUNBAR
12 BELLE-VUE
COURT

LOWER FIXED PRICE £110,000

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



DUNBAR 12 BELLE-VUE COURT

**LOWER FIXED PRICE
£110,000**

**GROUND FLOOR FLAT IN
WALK IN CONDITION
SUNNY SOUTH WEST
OUTLOOK WITH VIEWS TO
HILLS**

**ENTRANCE HALL
LOUNGE/DINING ROOM
FULLY FITTED KITCHEN
DOUBLE BEDROOM
PATIO DOORS TO GARDEN
AREA
BATHROOM
WHITE METER ELECTRIC
HEATING
DOUBLE GLAZING
RESIDENTS GARDEN &
LOUNGE
HOUSE MANAGER & 24 HOUR
ALARM SERVICE
SHARED LAUNDRY
FACILITIES**

**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:

18 HARDGATE HADDINGTON
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FAX: 01620 824671



General Description

The historic seaside and fishing town of Dunbar is still centred around its working harbour and busy High Street. It is however fast becoming a popular commuter town for those working in Edinburgh mainly due to the dual carriageway giving fast access to the city centre and by the city bypass to the airport and motorway network. In addition there is a regular train service from the local station which is within comfortable walking distance of Belle-Vue Court. The town has a good shopping centre and including a new ASDA super market and a wide range of leisure and recreational facilities.

Belle-Vue Court is a recently completed sheltered housing development set within attractively landscaped grounds and enjoying views to both the sea to the front and to Lammermuir hills to the rear. It is conveniently located close to the High Street and shops, the doctors surgery and the railway station.

Number 12 is a bright and sunny flat with windows facing south and west and enjoying views towards the surrounding countryside and Lammermuir hills. It is an easily and economically run home with full double glazing and white meter economy electric heating. The flat has been beautifully maintained and is in walk in condition. It is located on the ground floor and therefore is accessed via the main entrance.

There is a range of residents' facilities including lounge, laundry and guest suite. Outside there is a well stocked communal garden and ample residents parking spaces. For peace of mind there is a resident housing manager and a 24 hour emergency call system.

Accommodation

ENTRANCE HALL

A solid timber front door opens into the hallway which has a large shelved storage cupboard fitted with an electric light. Coved ceiling and fitted carpet.

LOUNGE/DINING ROOM

7.02m x 3.22m (23'0" x 10'6") Overall

A well proportioned and bright room with a French door opening out to patio area, which in turn leads to the communal garden. Feature electric fireplace

set in mantle. Coved ceiling, fitted carpet, storage heater and both television and telephone points.

KITCHEN 2.36m x 2.33m (7'7" x 7'8") Overall

The kitchen also has a south facing window and is beautifully fitted with modern base and wall mounted units including a stainless steel sink unit fitted with mixer taps. Built-in ceramic hob, waste level oven and cooker hood. Integrated fridge and freezer. Wall mounted electric fan heater and laminate flooring.

BEDROOM 4.88m x 2.80m (16'8" x 9'1") Overall

Double bedroom also with a south facing window and an outlook towards the hills. Large built-in fitted wardrobe with sliding mirror doors. Ceiling is coved, there is a fitted carpet, storage heater and both television and telephone points.

BATHROOM 2.10m x 1.70m (6'11" x 5'8")

Fitted with a white suit with a shower and shower screen over the bath and with the wash hand basin being set in a vanity unit with cupboards under. Fully tiled walls, wall light/shaving point and wall mirror and wall mounted electric fan heater. Laminate flooring, coving to the ceiling and extractor fan.

PARKING

Car parking spaces are available immediately to the front of the building.

GARDENS

The communal gardens are mainly to the south side of the building and are laid out to grass with attractively planted flower and shrub borders.

EXTRAS

Included in the sale are all fitted carpets, curtains, light fittings, and kitchen appliances.

MANAGEMENT CHARGES

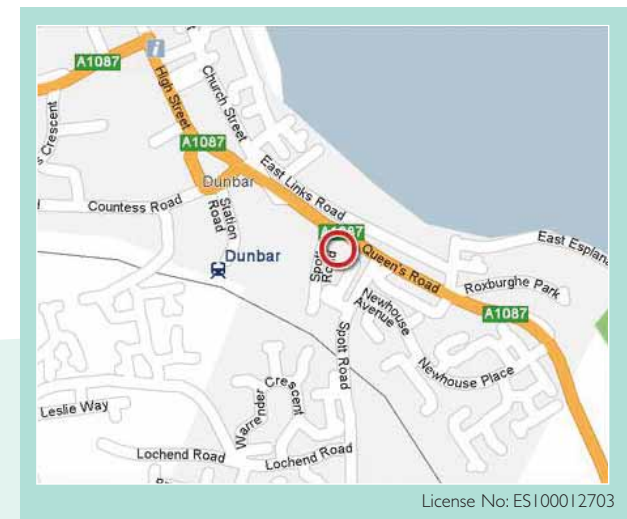
There is a management/maintenance charge currently approximately £1,500 per annum. This covers warden services and 24 hour emergency call system, buildings insurance, care of the garden grounds and repair and maintenance of the building exterior and common areas and building systems including lift.

RESIDENCY RESTRICTIONS

One resident of this property must be 55 years of age or older.



BELLE-VUE, DUNBAR
Measurements are approximate. Not to scale. Illustrative purposes only
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