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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.

GSB PROPERTIES

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DUNBAR
16 BRUNTSFIELD CRESCENT
FIXED PRICE £310,000

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STYLISH DETACHED FAMILY VILLA IN PLEASANT CUL DE SAC LOCATION SPACIOUS, BRIGHT AND FLEXIBLE LIVING SPACE

**ENTRANCE HALL
CLOAKROOM
LOUNGE
DINING ROOM
STUDY
LARGE
KITCHEN/BREAKFAST ROOM
UTILITY ROOM
4 BEDROOMS
2 EN-SUITE
FAMILY BATHROOM
GAS CENTRAL HEATING
DOUBLE GLAZING
SECURITY ALARM SYSTEM
DOUBLE GARAGE
LARGE ENCLOSED GARDEN**

General Description

Bruntsfield Crescent is conveniently located next to the sports centre and only a short walk away from the schools and the town centre. Dunbar has a good shopping centre, schooling for all ages and a wide range of leisure and recreational facilities. These include a modern leisure pool, sports complex, two links golf courses and numerous sports and social clubs. The town is surrounded by typically beautiful East Lothian countryside and there are any 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 expressway and City Bypass also provide ready access to the airport and motorway network.

The property is one of the top of the range styles on this popular Bryant Homes development. It is a large detached villa offering excellent family accommodation with a flexible layout. Of particular note are the large lounge, the bay window to dining room and a spacious fully fitted breakfasting kitchen. Upstairs there are four good sized bedrooms, two with en-suite facilities and the master bedroom having its own large private bathroom. Outside there is a detached double garage and a large, sunny and fully enclosed garden. There is full double glazing, gas central heating and a security alarm system.

In recent years the property has been upgraded by the current owners, including stylish porcelain tiles to the downstairs accommodation.

Accommodation

ENTRANCE HALL

A double glazed front door with windows to either side opens into a bright and spacious hallway. The ceiling is coved, there is a cloaks cupboard, security alarm control panel.

CLOAKROOM

A useful downstairs toilet fitted with a white wash hand basin and wc and with a window to the side of the property.

LOUNGE 6.65m x 3.85m (21'9" x 12'8")

A beautifully proportioned room providing excellent living accommodation. It has an attractive bay window to the front of the property and French doors with windows to either side opening out to the back garden. Attractive modern fireplace with timber surround, marble inlay and hearth and fitted with a living flame gas fire. Coved ceiling, two wall lights and both television and telephone points.

DINING ROOM 3.50m x 3.15m (11'3" x 10'3") plus bay window

This room is equally suitable as a formal dining room or as a family room/second lounge. It has a bay window with a pleasant outlook over the back garden. The ceiling is coved and there are doors giving access to both



BEDROOM 1 4.0m x 3.20m (13'1" x 10'5")

A spacious double bedroom with twin windows overlooking gardens to the rear of the property. Extensive built in fitted wardrobes provide excellent hanging and shelf space. Fitted carpet and both television and telephone points.

EN-SUITE BATHROOM

The superb en-suite facilities include a white bath with tiled splash back, wash hand basin, wc and separate large fully tiled shower cubicle with screen doors. Window to rear and shaver point.

BEDROOM 2 3.60m x 2.85m (11'10" x 9'9")

An ideal guest bedroom overlooking the back garden and with a large built in fitted wardrobe. Fitted carpet.

EN-SUITE SHOWER ROOM

With a window to the rear and fitted with a modern white wash hand basin, wc and fully tiled shower cubicle with screen door. Tiled vanity shelf under the window. Fitted carpet and shaver point.

BEDROOM 3 3.25m x 2.85m (10'8" x 9'4")

Double bedroom with twin windows to the front of the property and a large built in fitted wardrobe. Fitted carpet.

BEDROOM 4 3.20m x 2.20m (10'6" x 7'2")

A large single bedroom also with two windows to the front of the property, a large built in fitted wardrobe and a fitted carpet.

BATHROOM

A good sized family bathroom fitted with a white bath, wash hand basin and wc. Tiled vanity shelf under the window and shaver point.



VIEWING: TELEPHONE

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01620 825368 or

OWNER 07918701390

the lounge and kitchen. The wall mounted television may be purchased under separate negotiation.

KITCHEN 4.15m x 3.0m (13'6" x 9'9")

Beautifully fitted with modern base and wall mounted units with tiling over the work surfaces and including a one and a half bowl stainless steel sink unit fitted with mixer taps. Built in stainless steel gas hob, double oven and cooker hood and integrated dishwasher, larder fridge and freezer. Windows overlooking the back garden and to the side of the property. Ample space for breakfasting table and chairs.

UTILITY ROOM 1.90m x 1.75m (6'2" x 5'9")

Fitted with base units and a stainless steel sink with plumbing for a washing machine. Double glazed door to the side of the property.

STUDY 2.80m x 2.50m (8'11" x 8'1")

Located to the front of the property and with a coved ceiling, could possibly be used as a downstairs bedroom.

LANDING

An attractive and bright gallery landing with a window to the front of the property and an airing cupboard. A hatch fitted with an extending ladder gives access to the part floored attic. Fitted carpet to stairs and landing.

GARAGE

Detached brick built double garage with twin up and over doors to the front and a side access door to the garden. Excellent storage space in the roof. Light and power laid on.

GARDEN

The open plan front garden is laid out mainly to grass and there is a two car driveway in front of the garage. Side path and gate to a large back garden with a south westerly aspect and fully enclosed by timber fencing. There is a large decked sitting area close to the house beyond which is a large lawn with well stocked flower and shrub borders. There is a separate fruit and vegetable garden area behind the garage. Outside tap and electric socket.

EXTRAS

Included in the sale are all floor and light fittings. Integral kitchen appliances.

NOTE

Please note that the wall mounted television in the dining room and the hot tub are available under separate negotiation.

COUNCIL TAX BAND - G