



License No: ES100012703



**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**  
29C CASTLE STREET  
EH42 1EX

## DUNBAR

29C CASTLE STREET

EH42 1EX

**BRIGHT AND SPACIOUS  
GROUND FLOOR FLAT  
MODERNISED AND  
UPGRADED**

**IDEAL CENTRAL LOCATION  
CLOSE TO TOWN  
HARBOUR AND SHORELINE**

**AN IDEAL FIRST TIME BUY**

**ENTRANCE HALL  
LOUNGE  
FITTED KITCHEN WITH  
APPLIANCES  
2 DOUBLE BEDROOMS  
NEW BATHROOM  
GOOD STORAGE SPACE  
DOUBLE GLAZING  
ELECTRIC HEATING  
GOOD STORAGE SPACE**

**VIEWING:  
TELEPHONE  
GSB PROPERTIES  
01620 825368**

### GENERAL DESCRIPTION

Dunbar is a popular coastal town which has an excellent shopping centre, schooling for all ages and a wide range of leisure and recreational facilities, including a modern leisure pool, two fine links golf courses and numerous sports and social clubs. The town is also within comfortable commuting distance of Edinburgh by car, regular bus service or by train from the local station. Castle Street runs parallel to the northern half of the High Street and is only a few minutes walk from the seashore and Dunbar harbour.

The property offered for sale is a bright and sunny ground floor flat which offers surprisingly spacious living accommodation with a flexible layout. It has been well-maintained, is in excellent decorative order and recent improvements have included attractive laminate flooring, updated kitchen with all appliances, recently refitted bathroom with modern white suite and tiling. It is also an easily and economically run home with double-glazing including front door and an upgraded electric heating system fitted with new wall mounted units. In addition, there is ample wardrobe/storage space including an outside, shared stores, power outlets, TV and telephone connection points throughout.

In brief, the accommodation comprises spacious entrance hall, lounge, kitchen with

electric cooker, fridge/freezer, washing machine and tumble dryer; two double bedrooms and bathroom with modern white suite with electric shower and glass screen over.

This is a perfect starter home or perhaps for those seeking ground floor living accommodation close to all amenities. In excellent walk-in condition, early viewing is highly recommended.

### ACCOMMODATION

#### ENTRANCE HALL

4.94m x 1.80m (16'2" x 5'10")

**LOUNGE** 4.65m x 3.38m (15'7" x 11'1")

**BEDROOM 1** 4.66m x 2.74m (15'4" x 9')

**BEDROOM 2** 3.36m x 3.13m (11' x 10'8")

**BATHROOM** 2.58m x 1.74m (8'6" x 5'8")

#### EXTRAS

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

**NOTE:** The modern, wall-mounted fire is being offered under separate negotiation.

**COUNCIL TAX BAND – A**

**ENERGY RATING – E**

