

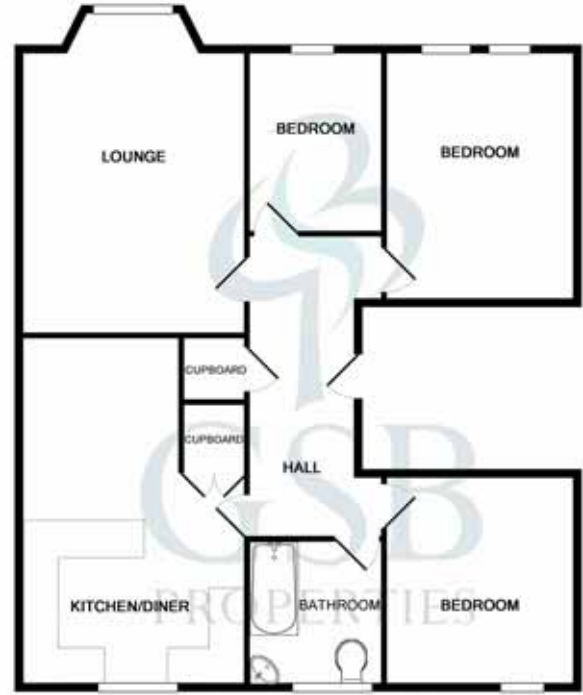


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HOUSE SALES

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.



33C HIGH STREET, DUNBAR
Measurements are approximate. Not to scale. Illustrative purposes only
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GSB PROPERTIES

OFFERS TO:

18 HARDGATE HADDINGTON
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DUNBAR
33C HIGH STREET
OFFERS OVER £130,000

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**BEAUTIFULLY PRESENTED
AND MODERNISED SECOND
FLOOR FLAT.
SPACIOUS ROOMS WITH
PERIOD FEATURES.
WONDERFUL OUTLOOK TO
BOTH FRONT AND REAR**

**ENTRANCE HALL
LOUNGE
KITCHEN/DINING
3 BEDROOMS
BATHROOM
SHARED GARDEN
PRIVATE GARDEN
GAS CENTRAL HEATING
BAY WINDOW/OPEN FIRE
ORIGINAL FEATURES
SECURITY ENTRY PHONE
SYSTEM
KITCHEN APPLIANCES**

General Description

The property occupies a central location within the town convenient for the high street shops, schooling for all ages and the wide range of leisure and recreational facilities. These include a modern leisure pool, sports centre, 2 links golf courses and numerous sports and social clubs. The town is surrounded by beautiful countryside and coastline including John Muir Country Park. Dunbar is within comfortable commuting distance of Edinburgh by car or by train from the local station (approximately 20 minutes). The city bypass also provides ready access to airport and motorway network.

The property offered for sale is a spacious second floor flat within a well maintained Victorian building. It is an exceptionally spacious flat that retains many of its original features, such as plaster cornices, pine flooring and doors, and there is an open fire with period fireplace in the lounge. There is full gas central heating with a new boiler. The main building is covered by a security entry phone system.

This is a stunning period property in walk-in condition and early viewing is recommended.

Accommodation

ENTRANCE

The main entrance and staircase is well maintained and there is a security entry phone system.

KITCHEN/DINING 6.01m x 3.85m (19'08 x 12'07)

This bright and attractive combination room provides excellent living accommodation. There is an East facing window to the rear of the property with superb sea views with open outlooks over the East Bay and the old harbour. The kitchen area is well fitted with a range of modern base and wall mounted units with tiling over the worktops and incorporates a breakfasting bar and stainless steel sink with mixer taps. The electric cooker and extractor hood, fridge-freezer and washing machine are included in the sale. There is an airing cupboard housing the hot water tank. There is also a new British gas boiler and vinyl flooring. To the rear of the room is a raised seating area with ample space for dining table and chairs.

BEDROOM 1 3.63m x 3.60m (11'11 x 11'09)

A really spacious double bedroom to the rear of the property with wonderful sea views. Plaster corniced ceiling, pine flooring, and two power points.

BEDROOM 2 4.57m x 3.02m (15'00 x 9'10)

Large double bedroom with double West facing window, which has pine panelling. Plaster corniced ceiling, pine flooring, and six power points.

BEDROOM 3 3.22m x 2.31m (10'06 x 7'07)

Further bedroom to the front of the property with a pleasant outlook. Plaster corniced ceiling, wooden flooring, four power points.



ENTRANCE HALL 5.27m x 1.80m (17'2" x 5'11")

A hardwood front door opens into a spacious hallway with a corniced ceiling, which in turn gives access to all the other rooms in the flat. There is a large storage cupboard with shelving and hanging space and further overhead cupboard housing the electric meter and fuse box. Original corniced ceiling, pine flooring and doors. Entry phone handset, telephone point, and one power point.

LOUNGE 6.05m x 3.84m (19'10 x 12'07)

The most striking feature of this beautifully proportioned room with its plaster cornicing is its West facing bay window with views to Traprain Law with wood panelling and unusual moulding to either side. Pine flooring, wall light fittings, and six power points. There is a fine corniced ceiling and an attractive fully working open fireplace with period fire back and reclaimed oak fire surround and mantel piece. Elegant panelled alcove with concealed halogen lighting and glass shelving.

BATHROOM

The bathroom has a large glazed recessed window with useful vanity shelf underneath. It is fitted with a traditional white suite with corner wash hand sink and electric shower unit over the bath. There is ceramic tiling to two of the walls and pine panelling to the other walls and ceiling. Slate tile flooring.

GARDEN

To the rear of the property is a sizeable shared drying green in addition to which there is an area of private garden, which is laid mainly to grass with a patio/sitting area.

EXTRAS

Included in the sale are all floor and light fittings, four breakfast stools, electric cooker, extractor hood, washing machine, microwave, and fridge/freezer.

VIEWING: TELEPHONE
GSB PROPERTIES
01620 825368 OR
OWNER 07792284375