



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

#### OFFERS TO:

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DUNBAR  
22 KELLIE PLACE

**FIXED PRICE: £285,000**



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**EXECUTIVE STYLE  
DETACHED VILLA  
WELL-POSITIONED WITHIN  
QUIET CUL-DE-SAC**

**VESTIBULE & HALL  
CLOAKROOM  
BAY WINDOW LOUNGE  
DINING ROOM  
OPEN-PLAN  
KITCHEN/DINING ROOM  
UTILITY ROOM  
CONSERVATORY  
4 BEDROOMS  
2 EN-SUITE SHOWER  
ROOMS  
FAMILY BATHROOM  
DOUBLE GARAGE  
ENCLOSED SUNNY GARDEN  
GAS CENTRAL HEATING  
DOUBLE GLAZING**

**General Description**

The historic seaside and fishing town of Dunbar has an excellent shopping centre, schooling for all ages and a wide range of leisure and recreational facilities. These include a modern leisure pool, sports complex, 2 links golf courses and numerous sports and social clubs. The town is surrounded by typically beautiful East Lothian countryside and there are many 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 city bypass also provides rapid access to the airport and motorway networks leading north and west.

The property offered for sale enjoys a pleasant cul-de-sac location within the popular "Spott Road" residential area on the fringes of town. This "executive-style" detached villa offers excellent family living accommodation with a flexible layout. Attractive features include a spacious lounge with bay window and feature fire, beautifully fitted kitchen with adjoining dining room and utility, master bedroom with en-suite and dressing room and a further bedroom also with en-suite facilities. It has been well maintained, is in excellent decorative order and there are ample power outlets, TV (satellite ready) and telephone connection points throughout. It is also an economically run home with double glazing and gas fired central heating. Another lovely feature to the house is the large Conservatory (all approvals in place) to the rear of the property. Outside, there is an integral double garage with wide driveway in front and gardens to the front and back.

**Accommodation**

**VESTIBULE**

A part glazed front door with side windows opens into the spacious porch. Decorative tiled floor.

**ENTRANCE HALL 4.27m x 2.22m (14'4" x 7'3") Overall**

Inner part glazed door leads into a spacious "L" shaped hallway which in turn gives access to all the rooms on the ground floor. Fitted carpet.

**CLOAKROOM**

Useful downstairs toilet fitted with a modern white wash hand basin and WC. Glazed window and laminate wood floor.

**LOUNGE 5.12m x 3.86m (16'6" x 12')**

A bright and well-proportioned living room with bay window overlooking the front gardens. Modern fire-place with timber surround, marble inlay and hearth and fitted with a living flame gas fire. Fitted carpet and both TV and telephone connection points.

**KITCHEN /DINING ROOM 7.53m x 3.28m (24'8" x 10'9") Overall**

Partially open-plan in design with windows and French doors opening to the Conservatory and door to the utility room. The kitchen area is



**SLEEPING AREA 3.81m x 2.92m (12'6" x 9'7")**

Comfortable double bedroom with window to the front and with three built-in fitted wardrobes. Fitted carpet, TV and telephone connection points.

**DRESSING/SITTING AREA 4.09m x 2.62m (13'5" x 8'7")**

Comfortable in size with a large Velux window set in the roof space and two built-in fitted wardrobes. Fitted carpet.

**EN-SUITE SHOWER ROOM**

Fitted with a modern white WC, wash hand basin and fully tiled corner shower cubicle with glass doors. Glazed window, tiled surround to dado level, shaver connection point and vinyl floor.

**BEDROOM 2 / GUEST BEDROOM 4.27m x 3.06m (13'5" x 10'1")**

Spacious double bedroom with window to the front and twin built-in fitted wardrobes. Fitted carpet and door to en-suite.

**EN-SUITE SHOWER ROOM**

Fitted with a modern white WC, wash hand basin and fully tiled corner shower cubicle with glass doors. Glazed window, tiled surround to dado level, shaver connection point and ceramic tiled floor.

**BEDROOM 3 3.98M X 3.33M (13' X 11')**

Comfortable double bedroom overlooking the back garden. Built-in fitted wardrobe and fitted carpet.

**BEDROOM 4 3.16m x 2.97m (10'4" x 9'9") overall**

A larger single bedroom, currently used as a study with window to the back, TV and two telephone connection points. Fitted carpet.

**BATHROOM 2.58m x 1.70m (8'5" x 5'7")**

A good family sized bathroom which has a feature glass-block dividing



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beautifully fitted with a range of modern base and wall mounted units with tiling over the work surfaces and includes a stainless steel sink unit with mixer tap, built-in gas hob, double electric ovens and canopy extractor hood. Integrated dishwasher, larder fridge and freezer. Laminate wood floor.

**UTILITY ROOM 2.67m x 1.66m (8'9" x 5'5")**

Fitted with matching base and wall mounted units with tiling over work surfaces and stainless steel sink unit with mixer tap and plumbing for a washing machine. Side window and doors to back garden and into the garage. Laminate wood floor.

**CONSERVATORY 5.11m x 3.73m (16'8" x 12'1")**

A lovely addition with part wall and window surround and French doors opening out to the garden. Laminate wood floor; TV and telephone connection points.

**LANDING**

Spacious "L" Shaped landing with airing cupboard housing the hot water tank. Hatch to part floored attic space above. Fitted carpet to stairs and landing.

**BEDROOM 1**

An interesting and interchangeable split level master bedroom or ideal as a "grown-up" teenagers room or child's bedroom with playroom.

wall is fitted with a modern white suite comprising bath with shower attachment, two wash hand basins and WC. Glazed window, half tiled walls, fitted carpet and shaver connection point.

**GARAGE 6.15m x 5.64m (20'2" x 18'6")**

Spacious double garage with twin up-and-over doors to the front and a rear door to the back garden. A further door leads into the utility room. Fitted cupboard space, light and power. A wide driveway in front provides additional private parking.

**GARDEN**

Open plan front garden is laid mainly to lawn with flower and shrub beds. Side path and gate to back garden. The large enclosed back garden is also laid mainly to lawn with flower/shrub borders and also includes a paved/patio sitting area adjacent to the house and a raised wood decked patio at the corner of the garden.

**EXTRAS**

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

**NOTE:**

The fridge/freezer in the garage is also offered for sale and can be purchased under separate negotiation.

**COUNCIL TAX BAND:**

