



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
 10 MUIRFIELD ROAD
 OFFERS OVER £295,000**

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**BEAUTIFULLY PRESENTED
DETACHED EXECUTIVE VILLA
PRIME CUL-DE-SAC
LOCATION**

**ENTRANCE VESTIBULE
HALL
CLOAKROOM
FAMILY ROOM
LOUNGE
DINING ROOM
KITCHEN/BREAKFAST ROOM
UTILITY ROOM
4 BEDROOMS
STUDY/BEDROOM 5
2 EN-SUITE SHOWER ROOMS
FAMILY BATHROOM
CONSERVATORY
GAS CENTRAL HEATING
DOUBLE GLAZING
DOUBLE GARAGE
LARGE MATURE GARDENS**

General Description

The historic seaside and fishing town of Dunbar has an excellent shopping centre including an ASDA superstore, schooling for all ages and a wide range of leisure and recreational facilities. These include a modern leisure pool, sports complex, two fine links golf courses and numerous sports and social clubs. East Lothian's beautiful countryside and fine coastline, including the John Muir Country Park, are virtually on the doorstep and Dunbar is within comfortable commuting distance of Edinburgh by car or by train from the local railway station.

The property offered for sale is a stylish designed home built by Miller Homes around five years ago and it is a generously proportioned detached villa which enjoys a very private cul-de-sac location with a pleasant open aspect to the front. It is in immaculate condition, has been tastefully decorated throughout and provides well planned and flexible living accommodation. Particularly attractive features include corniced ceilings, quality flooring, lounge with elegant fireplace and bay window, a beautifully fitted kitchen/breakfast room with integrated appliances, formal dining room, spacious master bedroom with en-suite shower room, guest bedroom also with en-suite shower room and a large mature garden to the front and back. It is also an easily and economically run home with full gas fired central heating, quality double glazing and ample power outlets, TV (cable ready) and telephone connection points throughout. Outside there is a detached double garage with driveway and landscaped gardens to the front and rear.

This is a superb family home in pristine, walk in condition. Early viewing is highly recommended.

Accommodation

ENTRANCE PORCH AND VESTIBULE

A covered and tiled entrance porch leads to an inner part-glazed front door which opens into the vestibule and through double doors to the hall.

HALL 4.78m x 2.26m (15'9" x 7'6")

The spacious and bright hall gives access to all rooms on the ground floor and stairs to the upper floor accommodation. Laminate wood flooring and built-in cupboard.

CLOAKROOM

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

FAMILY ROOM 3.33m x 3.53m (10'11" x 11'6")

Ideal as a casual TV room or child's playroom with bay window overlooking the front of the house. Laminate wood floor and TV connection point.

LOUNGE 5.59m x 3.65m (16'3" x 12')

Another bright and beautifully proportioned living room with bay window to the front of the property. Elegant fireplace with stone effect surround, black marble inlay and hearth and fitted with a living flame gas fire. Double



BEDROOM 1 4.84m x 3.68m (15'10" x 12')

Spacious master bedroom with double windows having a pleasant open outlook to the front of the property. Built-in fitted wardrobes, TV and telephone connection points and fitted carpet.

EN-SUITE SHOWER ROOM

Fitted with a modern suite comprising wash hand basin, WC and large, tiled shower. Glazed window with deep display ledge underneath, extractor fan and shaver connection point. Tiled floor.

BEDROOM 2 3.81m x 2.83m (12'6" x 9'3")

Another double/guest bedroom with window overlooking the rear garden and double fitted wardrobes. Fitted carpet, TV and telephone connection points.

EN-SUITE SHOWER ROOM

Fitted with a modern white wash hand basin, WC and fully tiled double shower enclosure. Glazed window, shaver connection point, extractor fan and tiled floor.

BEDROOM 3 3.68m x 2.81m (12' x 9'2")

Double bedroom with a pleasant outlook to the rear of the building. Fitted carpet.

BEDROOM 4 3.51m x 2.95m (11'6" x 9'8")

Smaller double bedroom with pleasant outlooks to the front and with built-in fitted wardrobes. Fitted carpet.

STUDY/BEDROOM 5 3.45m x 2.61m (11'3" x 8'7")

An ideal study/office or fifth bedroom with feature 'balconette' overlooking the front of the property. Telephone connection point and fitted carpet.



VIEWING:

doors to the dining room, TV and telephone connection points and laminate wood floor.

OWNER

DINING ROOM 3.89m x 3.66m (12'9" x 12')

A comfortable formal room positioned to the rear of the house with French doors opening to the garden. Laminate wood floor. Door to the kitchen.

01368 869677/MOBILE

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OR GSB PROPERTIES

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KITCHEN/BREAKFAST ROOM 5.76m x 3.79m (18'10" x 12'4")

With a wide window having a pleasant open outlook to the back garden and patio doors leading into the Conservatory, the spacious kitchen has been recently refitted with beautiful solid oak base and wall mounted units with tiling over the worktops and includes a central island with 5-ring gas hob and canopy extractor hood. It also incorporates a stainless steel sink unit with mixer tap, double electric ovens, integrated dishwasher and a large American fridge/freezer with ice maker. Tiled floor. Door to the utility room.

UTILITY ROOM

Fitted with matching base and wall units and worktop, stainless steel sink unit with mixer tap and with plumbing for a washing machine. Half glazed door to the garden. Tiled floor.

CONSERVATORY 4.39 x 3.57m (14'5" x 11'8")

A lovely addition with window and wall surround with glass door leading out to the rear garden. Electric wall mounted panel heater, wall lights and tiled floor.

LANDING

Straight staircase leads to a galley style landing. Built-in cupboard with water tank. Hatch with pull down ladder to well insulated and floored attic above. Fitted carpet.

BATHROOM 2.67m x 2.13m (8'10" x 7')

Spacious family bathroom fitted with a modern four piece suite comprising wash hand basin, WC, bath and separate tiled shower compartment. Feature glass block walls, shaver connection points, extractor fan, glazed window and tiled floor.

GARAGE

Detached, double garage with up-and-over twin doors to the front, power and light. Driveway in front provides additional parking.

GARDEN

As the property enjoys quite a private position within the cul-de-sac, the side and rear gardens offer excellent privacy and shelter and are enclosed by high walls and fencing. Open-plan front garden is laid mainly to lawn with well established flower and shrub borders. The large mature rear garden is also laid mainly to lawn with deep flower and shrub beds and includes a paved/patio area adjacent to the house and Conservatory. A further utility area to the side also houses the garden shed.

EXTRAS

Included in the sale are all fitted carpets and integrated kitchen appliances and the American style fridge/freezer.

NOTE:

Additional items of furniture are also offered for sale under separate negotiation.

COUNCIL TAX BAND: G

