



DUNBAR  
16 PARSONSPOOL  
**OFFERS OVER £89,000**

 **GSB PROPERTIES**  
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# DUNBAR 16 PARSONSPOOL

**OFFERS OVER £89,000**

**SPACIOUS UPPER QUARTER  
VILLA IN CONVENIENT  
CENTRAL LOCATION**



**IN NEED OF  
MODERNISATION**

**HALL  
LOUNGE  
KITCHEN  
3 DOUBLE BEDROOMS  
BATHROOM  
GAS CENTRAL HEATING  
GARDEN**

**VIEWING: TELEPHONE GSB  
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## General Description

The historic seaside and fishing town of 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, 2 links golf courses and numerous sports and social clubs. Dunbar is surrounded by beautiful countryside and there are some delightful coastal walks nearby including those in John Muir Country Park. The town is within comfortable commuting distance of Edinburgh either by car or by train from the local station.

The property is an upper quarter villa which offers spacious living accommodation. Briefly comprising

## Accommodation

### ENTRANCE HALL

Internal staircase leading to the hallway which allows access to the lounge, kitchen, bedrooms and bathroom. Two storage cupboards.

### LOUNGE 4.42m x 4.07m (14'6" x 13'4")

A well proportioned room with a double south facing window to the front of the property. Shelved recess wall press. TV and phone point.

### KITCHEN 3.30m x 2.65m (10'9" x 8'9")

Fitted with a range of wall and base units with work surface over. Window to the rear aspect. Vinyl floor.



Entrance stairs, hall, Lounge, 3 Bedrooms, Bathroom and Kitchen with large loft space.

### IMPORTANT NOTE

The property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating system within the property. Any intending purchasers will be required to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale

The Home Report valuation for this property is £100,000. Details of the Home Report can be accessed at:-

<http://www.packdetails.com/notify.htm?sr=hp187180&pc=EH421JN>

or through GSB Properties website

### BEDROOM 1 4.07m x 3.30m (13'8 x 10'10)

Spacious double bedroom with a bright aspect to the south.

### BEDROOM 2 3.30m x 3.15m (10'10 x 10'04)

South facing double bedroom.

### BEDROOM 3 3.30m x 3.20m (12'10 x 10'6)

Overlooking the rear garden a further double bedroom.

### BATHROOM

The bathroom is fitted with three piece suite comprising low level w/c, wash hand basin and panel bath.

### LOFT

Good sized loft which would be suitable for a loft conversion. (Subject to local planning consent)

## GARDEN

The front garden is enclosed by a mature hedge and is south facing. The rear garden is enclosed by a wooden fence and a stone wall at the foot of the garden.

**COUNCIL TAX BAND - B**



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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