



22 ROXBURGHE LODGE WYND, DUNBAR
 Measurements are approximate. Not to scale. Subjective pictures only.
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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.

GSB PROPERTIES

OFFERS TO:

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**DUNBAR
 22 ROXBURGHE LODGE WYND
 OFFERS IN THE REGION
 OF £160,000**

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**ATTRACTIVE AND SPACIOUS
GROUND APARTMENT WITH THE
MOST STUNNING COASTAL
VIEWS. ADJACENT TO DUNBAR
GOLF COURSE. SET IN MODERN
RESIDENTIAL DEVELOPMENT.**

**ENTRANCE HALL
LOUNGE
KITCHEN
2 DOUBLE BEDROOMS
EN-SUITE SHOWER ROOM
BATHROOM
PRIVATE COURTYARD PARKING
GAS CENTRAL HEATING
DOUBLE GLAZING**

General Description

The historic seaside and fishing town of Dunbar is reputedly one of the sunniest and driest locations in Scotland. The town is surrounded by typically beautiful East Lothian countryside and there are many interesting coastal walks including those in John Muir Country Park. 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 and two fine links golf courses within the town. There are many other interesting, varied and indeed championship courses within a short drive. Edinburgh is within reach, either by car using the A1 Motorway/By-pass or by regular train service from the local station which lies on the main east coast line.

Roxburghe Lodge Wynd is a premier Barratt development of 26 luxury apartments completed approximately five years ago. It is a wonderful location - just on the outskirts of Dunbar - yet is within easy walking distance to the town centre and railway station. The property offered for sale is a surprisingly spacious and attractive apartment boasting wonderful sea views of the Dunbar coastline and old harbour from the superb bay window in the lounge. In brief, the accommodation comprises of a well maintained common entrance hall and stairs with security entry door system, entrance hall, lounge with bay window, a fully fitted kitchen, two double bedrooms, one with en-suite shower room and bathroom. It also benefits from full gas fired central heating, double glazing and there are ample power, TV and telephone connection points throughout. Outside the communal grounds are well landscaped and there is generous resident and visitors parking facilities available to the front of the building.



KITCHEN 3.72m x 2.73m (12'03 x 7'09)

With sea views, the spacious kitchen is beautifully fitted with a range of modern base and wall mounted units with attractive tiling over the worktops. It incorporates a stainless steel sink unit and drainer with mixer taps, built-in electric hob, oven and hood. There is room for a dining/breakfast table.

BEDROOM 1 3.29M X 2.85M (10'9 X 9'04)

Main bedroom positioned to the rear of the building with window to the side. Built-in fitted wardrobe and carpet. Television and Telephone point. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a modern three piece suite comprising low level w/c and wash hand basin set in a vanity unit with cupboard space underneath and fully tiled shower recess fitted with a shower served by the main water system. Window to the side provides natural light. Spotlights to ceiling.

BEDROOM 2 3.28m x 2.86m (10'09 x 9'04)

Spacious double bedroom with window to the rear. Fitted wardrobe and carpet.



**VIEWING: OWNER 01578 740371
OR TELEPHONE GSB PROPERTIES
ON 01620 825368**

This is a lovely modern apartment with fabulous sea views, ideally suited to those downsizing to a smaller manageable property or for those seeking a weekend retreat on the shoreline. Early viewing is highly recommended.

Accommodation

ENTRANCE

Entrance hall and stairway that is fully carpeted and well maintained. There is also a security entry phone system installed.

ENTRANCE HALL

The front door opens into a spacious L-shaped hallway with storage cupboard. The floor has been laid with carpet. Coving to ceiling.

LOUNGE 5.01m x 3.69m (16'08 x 12'01) Into Bay window

A comfortable and well proportioned room that has a large bay window to front aspect which provides superb panoramic sea views and the Fife coastline in the distance. Feature fireplace with electric fire inset. Coving to ceiling. Fitted carpet. Television and Telephone points.

BATHROOM

Fitted with a modern three piece white suite comprising bath W/C and wash hand basin set in a vanity unit. Sunken spotlights to vanity unit above mirror.

OUTSIDE

There are well landscaped garden grounds to the front, side and rear and to the front of the property there is a large courtyard parking area which provides ample parking for both residents and guests.

EXTRAS

Included in the sale are all floor/light fittings, blinds

FACTORING FEES:

A factoring company maintains the common areas of the development. It is understood the monthly payment for the flat is around £50, which covers cleaning of common entrance hall and stairways, private building lighting, lift maintenance, the upkeep of landscaped areas and building insurance.

COUNCIL TAX BAND - D

