

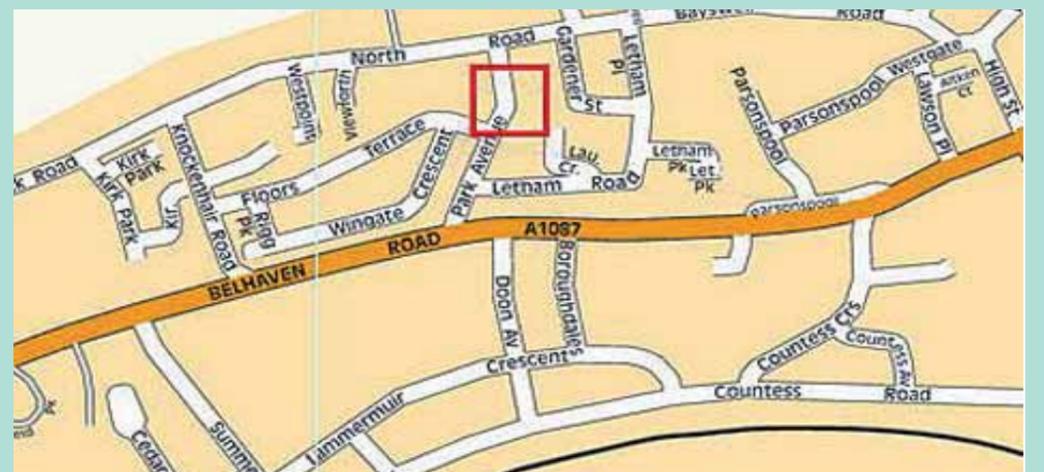


GROUND FLOOR



1ST FLOOR

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# GSB PROPERTIES

## OFFERS TO:

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 TEL: 01620 825368 FAX: 01620 824671



### 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.



**DUNBAR  
 TOFTHILL, PARK AVENUE  
 OFFERS IN THE REGION OF £360,000**

## 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, two 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 train from the local station and the city bypass also provides ready access to the airport and motorway network.

This is a rare opportunity to purchase in the West End of Dunbar:

The property is a traditional detached house built in 1947 which has been largely extended and modernised by the present owner. It now provides spacious living accommodation with a flexible layout, ideally suited to modern family life. This is an easily and economically run home with ample storage space, full gas central heating, quality double glazing and cavity wall insulation. It also has security and smoke alarm systems. Outside, a tarmac driveway and large parking area lead to a double garage and adjoining workshop. A particularly attractive feature of this property is the large, private and secluded garden.

This property will undoubtedly interest those seeking a modernised traditional family home in an attractive setting with lots of space and privacy.

## Accommodation

### ENTRANCE HALL

A part glazed front door opens into a vestibule with a cloak cupboard. An inner glazed door leads to the hallway which has two large storage cupboards, fitted carpet and telephone point.

### LIVING/DINING/GARDEN ROOM

9.45m x 4.20m (31'0" x 13'9") Overall

This room provides wonderfully flexible living space. The front part is currently used as a dining area which has a wide window overlooking the garden, whilst the central area is a comfortable lounge with a modern fireplace and living flame gas fire. At the other end there is a pleasant "Garden Room" with a west facing window and also patio doors opening out to the rear garden. Fitted carpet, corniced ceiling, 4 wall lights, television and telephone points.

### SITTING ROOM 3.92m x 3.50m (12'10" x 11'5")

Another flexible room currently used as a second lounge but would be equally suitable as a formal dining room or family room if preferred. Window to front, contemporary fireplace with living flame gas fire, coved



extending ladder gives access to a floored attic. Fitted carpet to stairs and landing.

### BEDROOM 1 4.35m x 3.70m (14'3" x 12'2")

A spacious and bright double bedroom with a pleasant outlook over garden to the rear of the property. Built-in fitted wardrobe, slightly coombed ceiling and fitted carpet. This room also has telephone and television points.

### BEDROOM 2 3.70m x 3.65m (12'1" x 11'10") Overall

Double bedroom also with an outlook over the rear garden. Fitted carpet. Television point.

### BEDROOM 3 3.80m x 2.05m (12'5" x 6'9")

A super single bedroom with a coombed ceiling and a window to the front of the property. Fitted carpet.

### BEDROOM 4 3.52m x 2.40m (11'6" x 7'10")

A smaller double bedroom located at mezzanine level with a window to the front of the property and fitted carpet. Television point.

### BATHROOM 2.60m x 2.05m (8'6" x 6'7")

A good family sized room fitted with a modern bath, wash hand basin and WC with a fully tiled corner shower cubicle with power shower. Window to rear; half tiled walls and fitted carpet. Shaver point and wall-mounted electric heater.

### GARAGE 6.30m x 5.80m (20'6" x 19'0")

Exceptionally spacious brick-built double garage with sliding doors to the front, with light, power and water supplied.

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**UNIQUE EXTENDED MODERNISED  
AND IMPROVED DETACHED HOUSE  
OFFERING SPACIOUS & FLEXIBLE  
FAMILY ACCOMMODATION  
CONVENIENT FOR ALL LOCAL  
AMENITIES.**

**VESTIBULE & HALL  
LIVING/DINING/GARDEN ROOM  
SITTING ROOM  
STUDY/BEDROOM 5  
LARGE DINING/KITCHEN  
CLOAKROOM  
4 BEDROOMS  
BATHROOM  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
SECURITY ALARM SYSTEM  
DOUBLE GARAGE  
WORKSHOP  
LARGE PRIVATE GARDEN**



ceiling, fitted carpet, television, satellite and telephone points. This room is also wired for "surround sound".

### STUDY/BEDROOM 5 3.95m x 2.10m (13'0" x 7'0")

Currently used as a home office this room has an east facing window, fitted carpet, television and telephone points.

### DINING/KITCHEN 5.90m x 3.75m (19'4" x 12'5")

Beautifully fitted with modern base and wall mounted units, incorporating a breakfast bar, with tiling over the work surfaces. Built-in stainless steel gas hob, canopy cooker hood, double oven, microwave and integrated fridge/freezer. The room is heated by an underheated tiled floor. Ample space for family dining to one end. Two south facing windows look out to the back garden. Door to rear lobby and cloakroom.

### CLOAKROOM 2.30m x 1.40m (7'6" x 4'7")

Fitted with a modern white wash hand basin and WC and a cupboard housing the gas central heating boiler. Tiled floor and extractor fan.

### LANDING

The staircase has an attractive modern balustrade and a large window at mezzanine level providing ample natural light. Large shelved airing cupboard housing hot water tank and electric immersion heater. Hatch fitted with an

### WORKSHOP 4.70m x 3m (14'7" x 9'10")

Adjoining the garage is a timber-built workshop which has double doors to the front, a rear window and side access door to the patio. This has previously been used as a third garage. Light and power supplied.

### GARDEN

Double gates open to a tarmac driveway and large parking area in front of the garage. The garden is enclosed by a mature hedge and is laid out mainly to grass with attractive and well stocked, easily-maintained shrub and flower borders. Side gates lead to a secluded and sheltered back garden again enclosed by mature hedges, laid out mainly to grass and including fruit trees and flower beds. There is a large sheltered patio area close to the house.

### EXTRAS

Included in the sale are all fitted carpets, curtains, blinds and light fittings, hob, oven, cooker hood, fridge/freezer and microwave.

**VIEWING:**

**TELEPHONE OWNERS**

**01368 863937 or**

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**01620 825368**

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