



License No: ES100012703



**EXTRAS**  
Included in the sale are all fitted carpets, light fittings, blinds and white goods.

**COUNCIL TAX BAND: E**

# GSB PROPERTIES

**OFFERS TO:**

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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.



**DUNBAR  
74 WILSON PLACE  
EH42 1GG**

**LOWER FIXED PRICE £209,950**

## DUNBAR

74 WILSON PLACE, EH42 1GG

**LOWER FIXED PRICE £209,950**

**STYLISH EXTENDED DETACHED  
VILLA  
PLEASANTLY LOCATED WITHIN  
QUIET CUL-DE-SAC  
SUPERB FAMILY HOME**

**ENTRANCE HALL  
CLOAKROOM  
LOUNGE  
DINING ROOM  
KITCHEN/BREAKFAST ROOM  
CONSERVATORY  
4 BEDROOMS  
EN-SUITE SHOWER ROOM  
FAMILY BATHROOM  
GARAGE & WIDE DRIVEWAY  
GARDENS  
GAS FIRED CENTRAL HEATING  
DOUBLE GLAZING**

**VIEWING: TELEPHONE GSB  
PROPERTIES 01620 825368**

### General Description

The historic seaside and fishing town of Dunbar has excellent shopping facilities including the new 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. Dunbar surrounded by typically beautiful East Lothian countryside and there are many interesting coastal walks including those in John Muir Country Park. The town is also within comfortable commuting distance to Edinburgh by car, bus or by train from the local railway station and the city bypass also provides rapid access to the airport and motorway network leading north and west. Wilson Place is located just on the outskirts of town within the Kingsmeadow modern development and Number 74, occupies a pleasant cul-de-sac location.

The property offered for sale is a stylish detached four bedroom home offering excellent living accommodation with a flexible layout. Features of the property include conservatory, corniced ceilings, laminate wood flooring, recessed lighting, box bay window in the lounge, a spacious kitchen/breakfast room with patio doors to the rear garden, master bedroom with en-suite shower room and well landscaped gardens. It also benefits from double glazing, full gas fired central heating and there are ample power outlets, TV and telephone points throughout. Outside there is a single garage with double driveway and front and rear gardens.

This is a lovely family home in excellent decorative order in an excellent location. Early viewing is highly recommended.

### Accommodation

#### ENTRANCE HALL

The double glazed front door is approached via a covered porch and opens to a small hallway which in turn gives access to the lounge and staircase leading to the upper floor accommodation.



#### CLOAKROOM/WC

Useful downstairs toilet fitted with a corner basin and WC. Glazed window.

#### LANDING

There is a large shelved storage cupboard and a further airing cupboard housing the hot water tank. Hatch with pull down ladder to part floored attic space above with light. Fitted carpet to stairs and landing. Recessed lighting and picture light.

#### BEDROOM 1 3.56M X 3.39M (11'8" X 11'1")

Spacious main bedroom with a pleasant open outlook to the front of the property with fitted wardrobes and drawers. Wood effect laminate flooring and both TV and telephone connection points.

#### EN-SUITE SHOWER ROOM

Fitted with a white wash hand basin and WC set in a vanity unit and tiled shower cubicle with screen door. Glazed window, tiled surround to dado level, extractor fan and tile effect laminate flooring.

#### BEDROOM 2 3.29M X 2.55M (11'3" X 8'5")

Double bedroom also with a window to the front and with an arched display/TV recess. Wardrobe and fitted carpet.



#### LOUNGE 4.68m x 3.35m (15'4" x 11'0") not including bay window

A comfortable and well proportioned room with feature fireplace incorporating gas coal effect fire and marble hearth, wall lights and ceiling light, box bay window to the front of the property. Fitted carpet and TV and telephone connection points.

#### DINING ROOM 3.28m x 2.62m (10'9" x 8'7")

Positioned to the rear of the building with French doors leading to the conservatory, the dining room provides easy access to the kitchen.

#### CONSERVATORY 3.72m x 2.71m (12'02" x 8'10")

C R Smith conservatory fitted with Thomas Sanderson conservatory blinds and fitted wall lights. An ideal addition to the property providing great living space which flows out to the rear garden via French doors. Slate tiled floor.

#### KITCHEN/BREAKFAST ROOM

##### 4.26m x 3.03m (14'0" x 10'3")

Window with pelmet unit and lights and patio doors leading out to the back garden, the kitchen is well fitted with a range of modern base and wall mounted units including breakfast bar with tiling over the worktops. It incorporates a stainless steel sink unit with mixer tap and with plumbing for both a washing machine and dishwasher. Stainless steel cooker with gas hob and electric double oven, and extractor hood. An open archway leads to an inner hall which has a large under stairs storage cupboard and door to the cloakroom. Stone effect laminate flooring.

#### BEDROOM 3 3.05M X 2.44M (10' X 8'1")

Double bedroom with a pleasant outlook over gardens to the rear of the property. Built-in fitted wardrobe and wood effect laminate flooring.

#### BEDROOM 4 2.75M X 2.37M (9'X 8')

Single bedroom or ideal study, also with a window to the rear and with a built-in fitted wardrobe. Fitted carpet and telephone connection point.

#### FAMILY BATHROOM 1.99M X 1.96M (6'6" X 6'5")

Fitted with a modern white suite with the wash hand basin and WC set in a vanity unit with storage and cupboard space underneath and bath with shower and glass screen over. Large fitted mirror. Glazed window, tiling surround to walls and tile effect laminate flooring.

#### GARAGE

Single garage has a roller door to the front, power and light. The wide driveway in front allows for additional parking facilities.

#### GARDEN

The open plan front garden is laid mainly to lawn. The large enclosed rear garden has been landscaped to include a large decked area adjacent to the house and a raised lawn with flower and shrub borders. Stylish patio. There is a large shed at the side of the property with access from both the front and the rear, ideal for garden tools and bicycles.