



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
 17 LESLIE WAY

OFFERS OVER £425,000



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17 LESLIE WAY

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**LUXURY DETACHED VILLA
ON CORNER PLOT
SMALL EXCLUSIVE
RESIDENTIAL AREA
SUPERB FAMILY HOME**

**ENTRANCE HALL
CLOAKROOM
LOUNGE
FAMILY ROOM
OPEN PLAN KITCHEN/BREAKFAST
& DINING ROOM
UTILITY ROOM
4 DOUBLE BEDROOMS
STUDY/BEDROOM 5
EN-SUITE BATHROOM
EN-SUITE SHOWER ROOM
FAMILY BATHROOM
DOUBLE GARAGE WITH
DRIVEWAY
GARDENS
GAS CENTRAL HEATING
DOUBLE GLAZING**

General Description

Leslie Way is a select development of only 27 luxury detached houses located on the outskirts of Dunbar close to Lochend Woods. The town itself 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. 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 is within comfortable commuting distance of Edinburgh by train from the local station or by car with the City Bypass also providing access to the City, airport and motorway network leading north and west.

The property offered for sale is a stylish detached villa offering well-planned and exceptionally spacious living accommodation with a flexible layout. It is of a very high specification and includes such features as the lovely light oak staircase with balcony just off the landing, French doors, quality flooring, corniced ceilings, recessed lighting, a lovely modern feature fireplace and built-in flat screen TV in the living room, designer dining kitchen with oak cabinets and granite worktops and integrated appliances, master bedroom with en-suite bathroom, and another double bedroom with an en-suite shower room. It is an easily and economically run home with full gas fired central heating, double glazing and there are ample power outlets, TV (satellite connections in most rooms) and telephone connection points throughout. Outside there is a double garage with driveway, open-plan front garden and a mature, secluded rear garden.

This is a most attractive, beautifully decorated and exceptionally spacious family home in a superb location. Early viewing is highly recommended.

Accommodation

ENTRANCE HALL 4.77m x 3.45m (15'8" x 11'3")

Entered through a covered porch with tiled flooring. Part glazed front door with side window leads into the spacious hallway, which in turn gives access to all the rooms on the ground floor and central staircase leading to the upstairs accommodation. Small under stairs storage cupboard. Fitted carpet and telephone connection point.

CLOAKROOM 1.52m x 1.23m (5' x 4')

Leading off the hall there is a cloak area and a further door to the downstairs toilet which is fitted with a modern white wash hand basin and WC. Glazed window, extractor fan and fitted carpet.

LOUNGE 7.15m x 4.25m (23' x 13'11")

A most attractive and beautifully proportioned living room with a wide window overlooking the front of the property and with French doors leading out to the rear garden and patio. A lovely focal feature to the room is the wide contemporary in-design living flame electric fire with smooth granite hearth. Built-in recess above accommodates a wide, flat screen TV. Fitted carpet, TV and telephone connection points.



BEDROOM 1 4.93m x 3.84m (16'2" x 12'7")

A most comfortable master bedroom with pleasant outlooks to the rear. Double, built-in fitted wardrobes. Fitted carpet, TV and telephone connection points.

ENSUITE BATHROOM 3.45m x 2.96m (11'3" x 9'8")

A private bathroom which is fitted with a white kidney shaped bath, double shower compartment, twin wash hand basins and WC. Glazed window with tiled vanity shelf underneath. Tiled wall surround and ceramic tiled floor.

BEDROOM 2 3.84m x 3.74m (12'7" x 12'3")

Another comfortable double bedroom with a wide window having pleasant outlooks to the rear. Built-in fitted wardrobe, TV connection point.

BEDROOM 3 3.73m x 3.66m (12'3" x 12')

Double bedroom, also to the rear of the property. Built-in fitted wardrobe, TV and telephone connection points and fitted carpet.

ENSUITE SHOWER ROOM

Fitted with a modern corner wash hand basin, WC and shower enclosure. Full tiling to walls and floor. Extractor fan.

BEDROOM 4 3.63m x 3.22m (12'3" x 10'6")

Double bedroom with pleasant outlooks to the front of the property and fitted carpet.

STUDY/BEDROOM 5 2.82m x 2.66m (9'3" x 8'8")

An ideal single bedroom or study with a window to the side. Fitted carpet, TV and telephone connection points.



FAMILY ROOM 4.83m x 3.79m (15'10" x 12'5")

Equally served as a formal dining room or indeed casual family room overlooking the front of the property. Fitted carpet and TV connection point.

KITCHEN/BREAKFAST/DINING ROOM

KITCHEN AREA: 4.83m x 3.71m (15'10" x 12'2")

DINING AREA: 3.66m x 3.53m (12' x 11'7")

Another bright and exceptionally spacious combination room, that is open-plan in-design and a great space for family gatherings or for entertaining. With triple windows to the back and a door to the utility room, the kitchen is beautifully fitted with a range of light oak base and wall mounted units with tiling over black granite worktops. It incorporates a stainless steel sink unit with mixer tap, five-ring gas hob with canopy extractor hood and built-in eye-level electric oven and microwave. Integrated dishwasher and fridge. The kitchen has ample space for a breakfasting table and chairs, however the adjoining dining area which has French doors leading out to the garden, has great versatility and can easily accommodate a full size dining table and chairs and/or seating arrangement. Beautiful black marble tiled flooring throughout, TV and telephone connection points.

UTILITY ROOM

Fitted with matching light oak base and wall mounted units with integrated fridge/freezer/cooler cabinet and stainless steel sink unit with plumbing for a washing machine. Part glazed door to the garden and internal door to the garage. Black marble tiled floor.

LANDING

With attractive light oak spindle balustrade the staircase leads to a gallery style landing. Another interesting feature is an enclosed balcony above the front door which is accessed by French doors from the landing. Hatch to attic space above and large airing cupboard. Fitted carpet to stairs and landing.

BATHROOM 3.16m x 2.29m (10'6" x 7'6")

An excellent family bathroom fitted with a deep soaking bath, separate shower cubicle with screen door, wash hand basin and WC. Glazed window with vanity shelf underneath, full tiling to walls and ceramic tiled floor.

GARAGE 6.3m x 6.1m (20'8" x 19'11")

Double garage that includes a fitted carpet, has twin up-and-over doors to the front, a rear window and access door to the garden and door to the utility room. Light, power and water laid on. In addition, the roof space has been fully floored for additional storage and there is a hatch with pull-down ladder for access. A wide mono-block driveway in front provides additional parking facilities.

GARDEN

The open plan front garden is laid mainly to lawn with flower and shrub beds. The large enclosed garden to the back which offers excellent privacy and seclusion is also a wonderful sun trap most times of the day. This lovely landscaped garden is well stocked with many mature flowering plants and shrubs and has been cleverly designed to include paved pathways, a large wooden deck/patio area adjacent to the house, a further private sundeck area enclosed by mature shrubbery with large pond to one side, another mono-paved patio/sitting area to catch the evening sun at the far end corner of the garden and large lawn. To the far side of the garden is a gravelled utility area which also houses the garden shed.

EXTRAS

Included in the sale are all fitted carpets, light fittings, curtains, blinds, TV and fire in the lounge, all integrated kitchen appliances and garden shed.

VIEWING:

TELEPHONE

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or GSB PROPERTIES

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