



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
EASTER BROOMHOUSE
2 THE COURTYARD

FIXED PRICE £180,000



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**BEAUTIFULLY PRESENTED,
 EXCEPTIONALLY SPACIOUS GROUND
 FLOOR VILLA FLAT FORMING PART OF
 SMALL EXCLUSIVE STEADING
 DEVELOPMENT**

**LOVELY RURAL SETTING YET CLOSE TO
 TOWN & MOTORWAY**

**SPACIOUS ENTRANCE HALL
 LOUNGE**

KITCHEN/DINING ROOM

BATHROOM

2 LARGE DOUBLE BEDROOMS

WALK-IN WARDROBES/STORAGE SPACE

ALLOCATED PARKING

DOUBLE GLAZING

STORAGE ELECTRIC HEATING

COMMUNAL COURTYARD

General Description

Easter Broomhouse lies approximately half a mile to the south of Dunbar; a slightly elevated semi rural location from which there are superb open views over surrounding farmland and countryside to the sea in the east and to Belhaven Bay in the west. The property for sale is located within a small stone-built farm steading conversion which successfully combines traditional building techniques with contemporary design and immaculate finishes.

The historic seaside and fishing town of Dunbar has an excellent shopping centre 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, 2 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 at John Muir Country Park. Dunbar is also within comfortable commuting distance of Edinburgh by car or by train from the local railway station and the express way and city bypass also provide rapid access to the airport and motorway network.

Number 2 The Courtyard is an attractive lower villa flat which offers flexible living accommodation with generously proportioned rooms throughout. Standard specifications include quality finishes and accessories, solid wood inner doors, modern tiled flooring and new carpeting, recessed lighting, corniced ceilings, excellent storage, a lovely fitted kitchen and bathroom and ample power outlets, TV and telephone connection points. It also benefits from full double-glazing and electric storage heating. Outside there are attractively landscaped grounds, communal to the residents and graveled courtyard parking and pathways.

This is a superb home situated in a very peaceful and tranquil setting yet its location couldn't be more convenient. Ideal as a permanent home or indeed as a weekend retreat - early viewing is highly recommended.



mixer tap and with plumbing for both a washing machine and dishwasher. Built-in electric hob, double, eye-level ovens and extractor hood. Ample space for a large dining table and chairs. Ceramic tiled floor.

BEDROOM 1 6.16m x 2.99m (20'2" x 9'9")

Generous double bedroom with window overlooking the side of the property. Large walk-in wardrobe with hanging and shelf space. TV and telephone connection point and fitted carpet.

BEDROOM 2 6.07m x 3.45m (19'10" x 11'4")

Also with a window to the side, this is another generous bedroom which also has a walk-in wardrobe. A further cupboard within also houses the hot water tank. Fitted carpet.

BATHROOM 2.20m x 1.67m (7'3" x 5'6")

Fitted with a modern white suite with electric shower unit and folding screen doors over the bath. Full tiling around the bath, glazed window, light/shaver connection unit and mirrored medicine cabinet. Ceramic tile floor.

PARKING

There is one designed parking space allocated to the property in front.



Accommodation

ENTRANCE HALL

6.62m x 4.25m (21'9" x 13'11") at widest point

A solid timber front door with glazed inset panel opens into a spacious L shaped hallway which in turn gives access to all the rooms in the property. Window overlooking the front of the property, large built-in storage cupboard also housing the utility meter and fuse box. Ceramic tiled floor.

LOUNGE 6.68m x 4.04m (21'11" x 13'3")

A bright and beautifully proportioned living room with windows to the front, side and rear of the building. TV connection point and fitted carpet.

KITCHEN/DINING ROOM 5.02m x 3.37m (16'6" x 10'8")

With a window to the side, the 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 with

EXTRAS

Included in the sale are all fitted carpets, blinds, light fittings, dishwasher, washer/dryer, fridge, hob, ovens and hood.

NOTE:

There is a Residents Association formed to maintain communal areas of the development. Shared costs for any work needed as and when required.

COUNCIL TAX BAND: C

VIEWING: TELEPHONE

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