



First Floor Flat

Spacious Open Plan Lounge and Kitchen

Master Bedroom with en-suite Shower Room

Two further Bedrooms

Bathroom

Car Park

Offers over £245,000



A spacious, rarely available three bedroom flat in a stunning location in the harbour-side in Dunbar.





Location

Dunbar is a popular town, situated within the picturesque county of East Lothian and lies approximately 30 miles east of Edinburgh. In and around town there is much on offer, historic houses, various sporting activities and clean safe beaches, in particular the lovely beach at Belhaven Bay. There is a good range of local shopping with speciality shops as well as an Asda supermarket. Within the town there is a good choice of coffee shops, restaurants and bars. For the outdoor enthusiast, the town is a good base from which to explore the surrounding coastline and Lammermuir Hills. There are two very fine golf courses in Dunbar together with an indoor swimming pool and sports centre. The property is well placed for access to Edinburgh via the City bypass which gives access to Scotland's main motorway links and for journeys south and the A1 expressway is minutes away. Dunbar is on the main London-Edinburgh rail line.

General Information

A Home Report is available for this property. It can be downloaded from esc.com or requested from Forsyth Solicitors.

The Home Report Valuation is £250,000.

The approximate size is 110m² and it was built in 1981. It is rated EPC C and Council Tax Band D.

The property has mains water, gas, broadband and electricity. There is a gas heating system with radiators in each room.

Viewing

Call 07757 970 850 or submit an ESPC Viewing Request (Mailbox monitored and viewings arranged at the weekend.)



HALL

Doors lead into the lounge, the bathroom and three bedrooms. Cupboard.

LOUNGE

A spacious, light filled room with double windows providing views over a courtyard to the harbour and the sea. Opens into dining kitchen.

DINING KITCHEN

Beautiful, contemporary kitchen of wall and base units with coordinated work-surfaces. Stainless steel sink with mixer tap, electric hob and electric oven, dishwasher, fridge freezer. Two windows over courtyard. Plenty of space for a table and chairs.

MASTER BEDROOM

Double bedroom with window over courtyard. Fitted wardrobe. Door into en-suite shower room.

EN-SUITE SHOWER ROOM

With shower, wc and wash hand basin.

BEDROOM TWO

Double bedroom with window providing views over a courtyard to the harbour and the sea. Fitted wardrobe.

BEDROOM THREE

Double bedroom with window providing views over a courtyard to the harbour and the sea. Fitted wardrobe.

BATHROOM

Contemporary bathroom with bath with over-bath shower, wc and wash hand basin. Window. Cupboards provide useful storage.

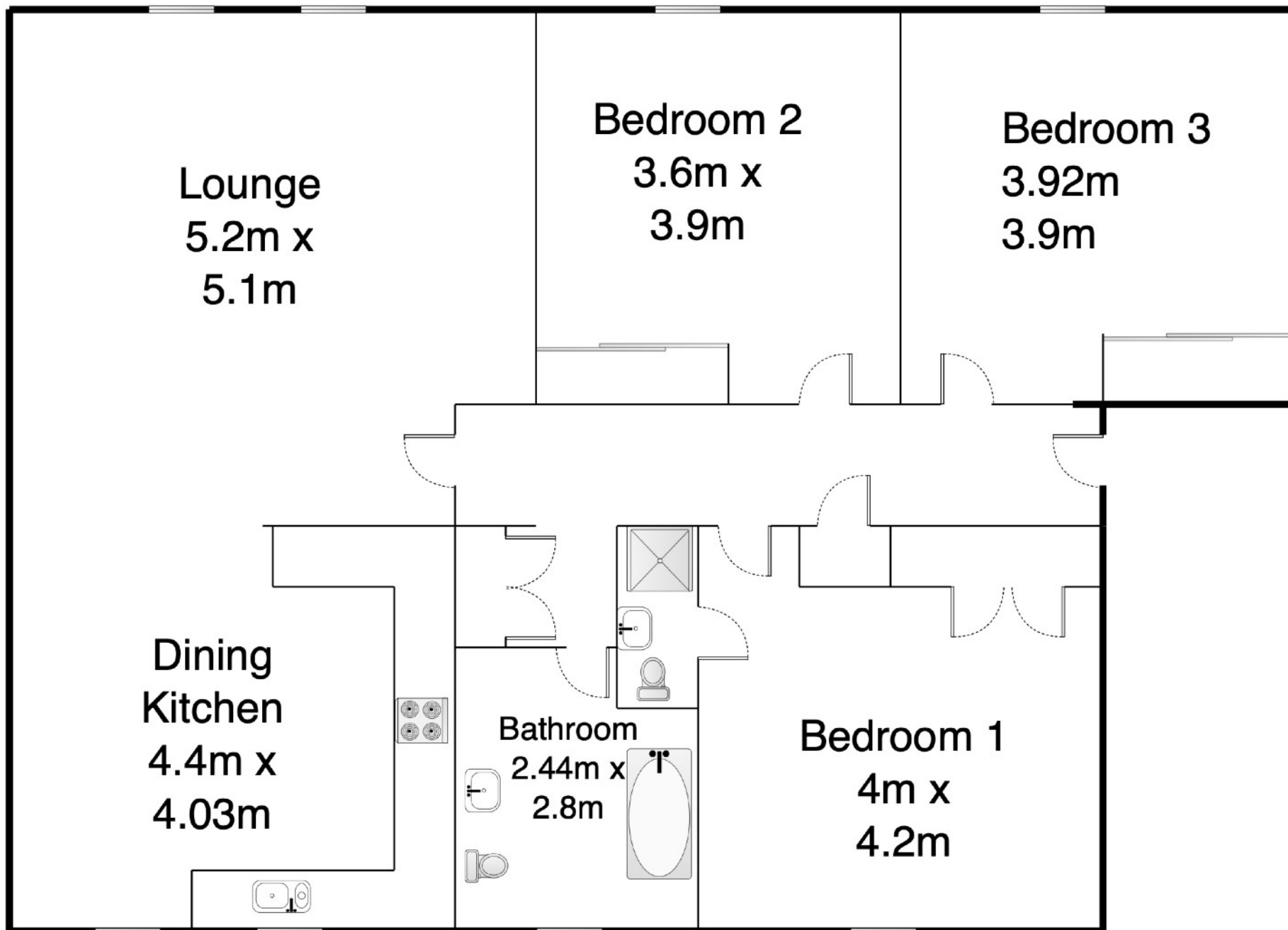
OUTSIDE

Shared parking and underground garage.









Floorplan is indicative only. Not to scale.



Fixed Price Estate Agency £1000 + VAT

Includes Photography, Video Tour, For Sale Board, 7 day a week service

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