



1b Colvin Street, Dunbar  
£145,000



## 1b Colvin Street

Dunbar, Dunbar

This property in the popular town of Dunbar, offering a convenient location close to local amenities. The home comprises two bedrooms, a lounge, kitchen, and bathroom, would benefit from upgrading.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



### Hallway

7' 5" x 6' 8" (2.25m x 2.03m)

A spacious hallway providing access to two bedrooms, the lounge, bathroom, and kitchen. The hallway features carpeted flooring, a central light fitting, and a radiator for comfort. A decorative recessed area with shelving adds character, while a large built-in cupboard offers excellent additional storage, combining practicality with style.

### Bedroom Two

13' 0" x 9' 1" (3.97m x 2.78m)

A spacious Bedroom with a side-facing window that fills the room with natural light. The space features carpeted flooring, a radiator, and a central light fitting. While comfortable and inviting, the room would benefit from an updated décor, offering the opportunity to personalise and enhance this versatile living area.

### Kitchen

7' 5" x 6' 4" (2.27m x 1.93m)

Kitchen featuring a side-facing window, radiator, and a set of ceiling spotlights. The space includes a gas hob, electric oven, and extractor fan, along with a stainless steel sink and drainer with mixer tap. There are ample storage cupboards, though all electrical items are sold without guarantee of working order. This functional kitchen offers a solid base ready for further personal touches or updates.

### Lounge

15' 9" x 9' 5" (4.80m x 2.88m)

This charming unusually shaped lounge room offers both side and front-facing windows, with the front window providing pleasant views of the sea. The room features carpeted flooring, a radiator, and a central light, making it a comfortable and versatile space. While it would benefit from fresh décor, it has great potential as a bedroom, study, or hobby room.





### Bedroom One

12' 11" x 9' 6" (3.94m x 2.89m)

A spacious second bedroom featuring a side-facing window, carpeted flooring, a radiator, and a central light. There is ample space for freestanding furniture, and the room would greatly benefit from fresh décor, allowing it to be easily personalised to suit your style.

### Bathroom

7' 5" x 6' 6" (2.25m x 1.97m)

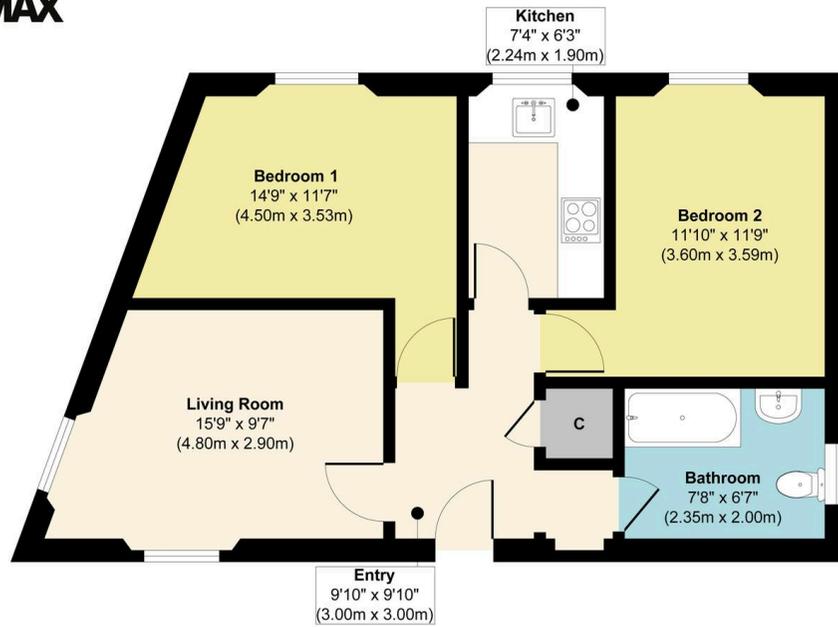
A spacious and well-appointed bathroom featuring a bath with an over-bath shower and glass screen, a WC, and sink. The room is finished with vinyl flooring, splashback wall tiles, a central ceiling light, and a radiator for comfort. A side-facing window floods the space with natural light.







1b Colvin Street, Dunbar, EH42 1HE



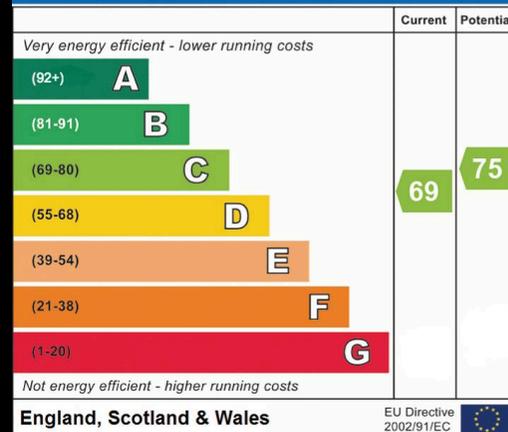
Floor Plan

Approx. Gross Internal Floor Area 602 sq. ft / 56.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Energy Efficiency Rating

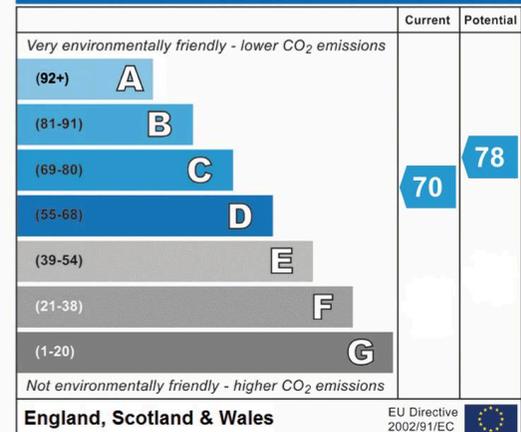


England, Scotland & Wales

EU Directive 2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating



England, Scotland & Wales

EU Directive 2002/91/EC





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