



10 Letham Road, Dunbar, East Lothian, EH42 1AL



Welcome

Welcome to Letham Road, this impressive extended three-bedroom detached property offers spacious and versatile accommodation, boasting wonderful open views. The property has been extended to create a particularly generous ground-floor layout including a large principal bedroom with en-suite, an impressive kitchen and excellent living/dining space. Externally, the property benefits from front and rear gardens, along with a driveway and single garage. The accommodation is well suited to a range of buyers, particularly suited to modern family living, with the ground floor providing a superb combination of space and flexibility of a detached home. It may also suit buyers looking for a home that offers flexibility for multi-generational living or those wishing to future-proof their accommodation. Presented to the market in excellent order throughout, we would recommend an early viewing appointment.







- Welcoming reception hallway
- Living and dining, front facing with beautiful open views
- Impressive, stylish kitchen fully equipped
- Downstairs WC & wash hand basin
- Three bedrooms, one with en-suite, all with excellent storage
- Bathroom presented as a shower room
- Gas central heating
- Double glazing
- Single garage and driveway
- On street parking available
- Private gardens featuring a large pergola offering an excellent space for relaxing and entertaining





Dunbar

Letham Road is a popular residential location within the coastal town of Dunbar, offering a pleasant setting with excellent access to a wide range of local amenities. The town centre is within easy reach and provides an excellent selection of shops, cafés, restaurants, bars and everyday services, while the surrounding area is well served by local schooling and recreational facilities. Dunbar is renowned for its beautiful coastline, sandy beaches and scenic open spaces, with several attractive walks and outdoor pursuits close by. The town also benefits from excellent transport links, including a railway station providing regular services to Edinburgh and beyond, while road links via the A1 make commuting by car particularly convenient. The combination of a well-established residential setting, excellent amenities and easy access to both the coast and Edinburgh makes Letham Road an appealing location for families, professionals and those looking to enjoy the lifestyle offered by this popular East Lothian town.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted and integrated appliances. No warranty applies to any integrated appliance, free standing appliance or any movable items included in the sale as these items are sold as seen.





Get in touch

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Property Hub:

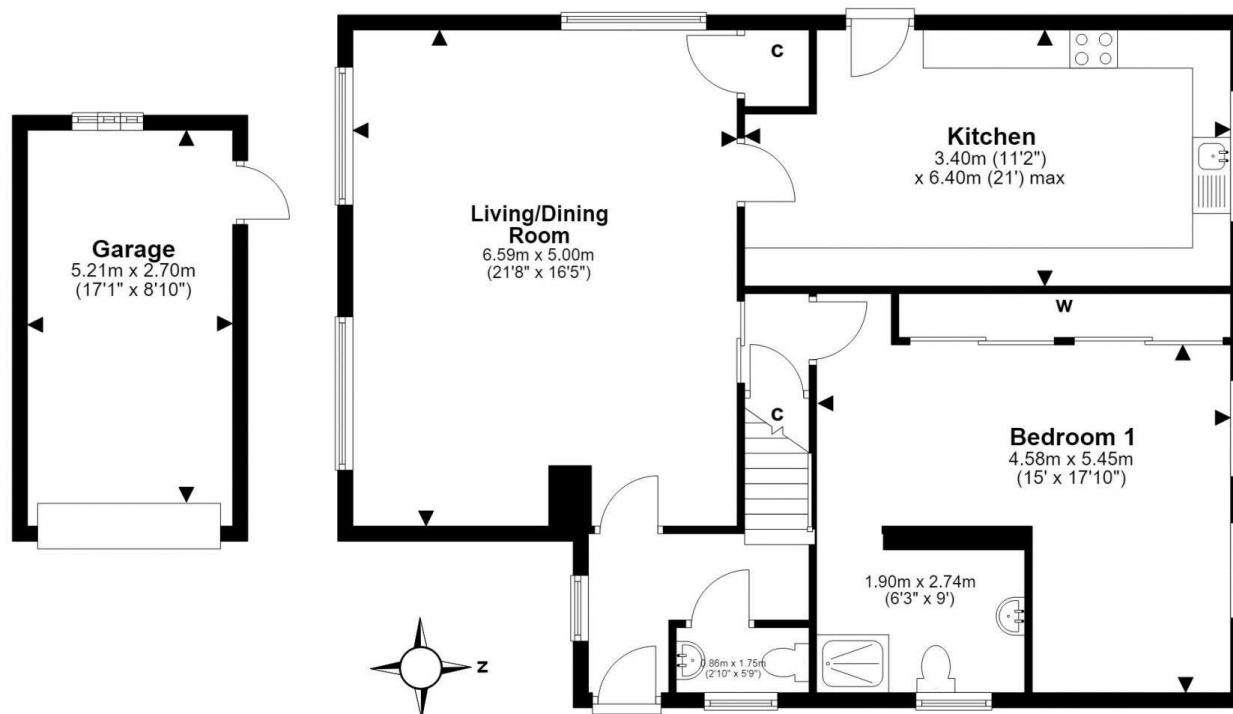
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

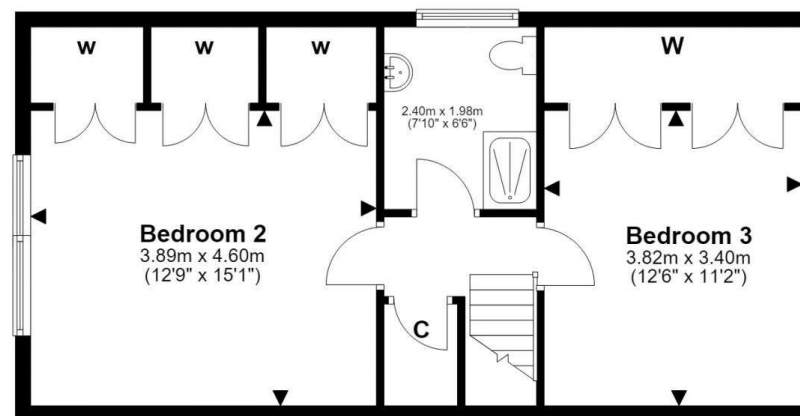
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.