

COULTERS®

65 SIMPSON AVENUE

DUNBAR, EAST LoTHIAN, EH42 1XX

 5 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

65 Simpson Avenue is a beautifully presented 5 bedroom detached house situated on the edge of this highly desirable modern development in Dunbar in a great location close to excellent local schooling, Dunbar train station and stunning beaches. The bright and flexible accommodation is arranged over two floors with a layout ideal for modern family life and benefits from open views to the rear over farmland to the coast. The accommodation comprises:

Ground floor: welcoming entrance hall with WC; the free-flowing accommodation includes a spacious sitting room with double glazed doors to the dining room providing access to a large contemporary kitchen/dining room with direct access through double patios door to the garden. Adjoining the kitchen is a useful utility room with separate access to the garden.

First floor: the principle bedroom boasts double fitted wardrobes and an en suite shower room. There is another spacious en suite double bedroom, two further double bedrooms and single bedroom/study served by a family bathroom with three piece suite and separate shower. There is access to a loft.

KEY FEATURES



Beautifully presented 5 bedroom detached house



5 bedrooms, 3 bathrooms & WC



Enclosed south-west facing garden



EPC Rating - B



Free-flowing ground floor accommodation



Open views over farmland to rear



Off-street parking and garage



Council Tax Band - G



This modern property is very energy efficient with double glazing and solar panels and provides easy low-maintenance living. There are also Cat5e (1Gbps) network points in all bedrooms apart from bedroom 1 providing excellent and consistent broadband throughout the house.

Outside

To the rear is a lovely enclosed south-west facing garden laid to lawn with an open outlook. There is off-street parking to the front and a useful garage.





THE LOCAL AREA

Dunbar is a picturesque, historic coastal town in East Lothian surrounded by beautiful countryside and expansive beaches. With a real sense of community, the vibrant and award-winning high street has a wide array of independent retailers, popular restaurants, chemists, a post office, convenience stores, and opticians. Recreational opportunities include Dunbar Leisure Centre with a swimming pool, flumes, and fitness classes; beautiful beach and cliff top walks; the John Muir Country Park and two golf courses. Families will love East Links Family Park, water pursuits with Ocean Vertical, and Foxlake Adventures.

Well-regarded local schooling includes Dunbar Primary School and Dunbar Grammar School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

Dunbar Railway Station provides direct routes to Edinburgh, London and Aberdeen. There is easy access to A1 making Edinburgh easily accessible by car, and bus.







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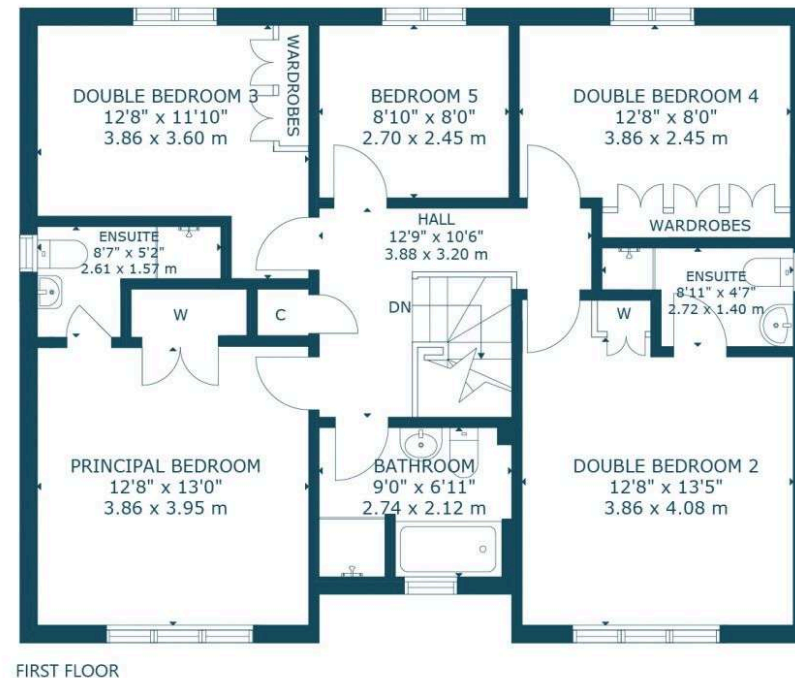
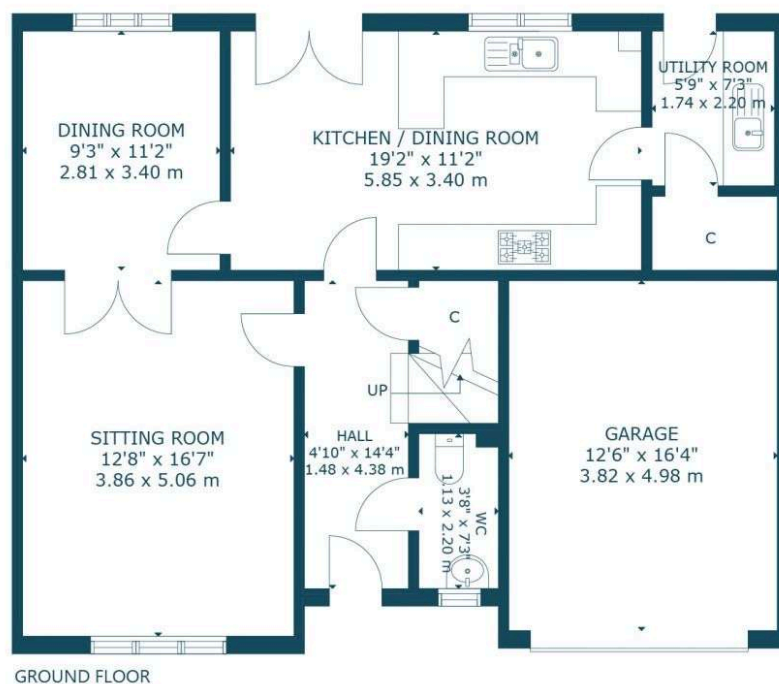
EXTRAS

All fitted floor coverings, carpets, blinds and integrated kitchen appliances are included in the sale price.

Factoring

The development is factored by Hacking and Patterson with an approximate annual fee of £120.





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,604 SQ FT / 149 SQ M
GARAGE 205 SQ FT / 19 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.