

COULTERS[©]

22 THE SYCAMORES COUNTRESS ROAD

DUNBAR, EAST LoTHIAN, EH42 1AF

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a modern development in the coastal town of Dunbar, this delightful two bedroom first floor flat offers bright and contemporary living, conveniently positioned within easy reach of a good range of local amenities, transport links, the surrounding East Lothian countryside and coastline.

The property is accessed via a well maintained shared entrance hall with a secure entry system and further benefits from an open outlook to the front, a generous private garage providing excellent storage and private parking.

The well proportioned accommodation is presented in good order throughout and comprises a welcoming entrance hall; a spacious sitting room; a modern kitchen/dining room fitted with a range of contemporary units and integrated appliances; two double bedrooms, both with built-in wardrobes; and a stylish bathroom.

KEY FEATURES



Modern first floor flat in an established development



Lovely open outlook to the front



Ideally located close to local amenities and transport links



EPC Rating - B



Two double bedrooms with built in wardrobes



Generous private garage and excellent storage



Bright, well proportioned accommodation



Council Tax Band - C



EXTRAS

All fitted carpets, fitted floor coverings, curtains, blinds, light fittings, gas hob, oven, dishwasher, fridge/freezer and the washer dryer are included in the sale price. The daybed can also be included in the sale.

The development is factored and maintained by Hacking & Paterson, monthly factoring fees are approximately £100.



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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.

HOME REPORT VALUATION: £215,000



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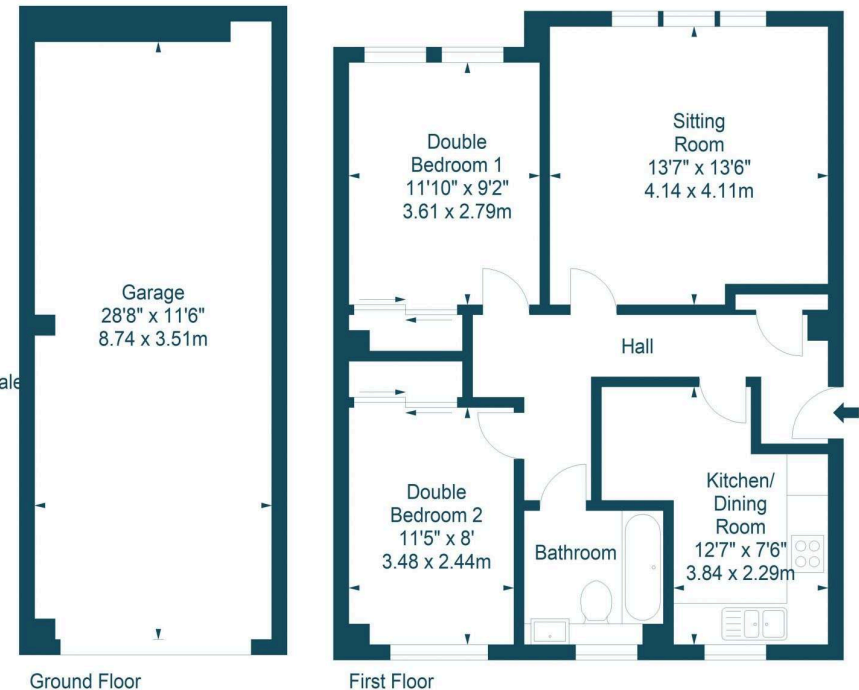


enquiries@coultersproperty.co.uk

**The Sycamores,
Countess Crescent,
Dunbar,
East Lothian, EH42 1AF**



Approx. Gross Internal Area
680 Sq Ft - 63.17 Sq M
Garage
Approx. Gross Internal Area
336 Sq Ft - 31.21 Sq M
For identification only. Not to scale
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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.