

COULTERS[©]

43 HOME AVENUE

DUNBAR, EAST LoTHIAN, EH42 1QE

 4 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a modern development in the coastal town of Dunbar, 43 Home Avenue is a stylish four bedroom detached house, presented in good order throughout.

Ideally positioned for access to the town's excellent range of local amenities and convenient transport links to Edinburgh, the property offers well proportioned living space with contemporary fixtures, fittings and modern décor.

KEY FEATURES



Contemporary detached family house.



Four double bedrooms, one with ensuite.



Private landscaped rear garden with summerhouse.



Driveway parking to the front.



Ideally located close to local amenities.



Fabulous garden entertaining spaces.

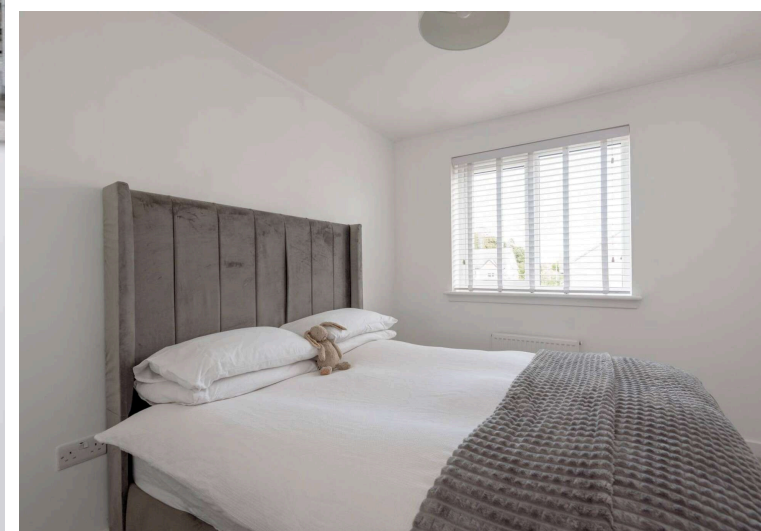


EPC Rating - B



Council Tax Band - E





The garage has been converted by the current owners to create a versatile additional space, while further benefits include a landscaped private rear garden with terrace, summerhouse and covered seating area, together with driveway parking to the front.

The accommodation is arranged over two floors. On the ground floor, a welcoming entrance hall leads to a comfortable sitting room and a stylish open-plan kitchen/dining room, fitted with a good range of modern units and integrated appliances, with ample space for a dining table and French doors opening onto the rear garden.

There is also a useful utility room and a WC.



MORE INFORMATION

The converted garage provides a flexible space currently arranged as a treatment room with a reception area having a separate entrance to the front of the property, offering potential for a variety of uses.

A carpeted staircase leads to the first floor, where there are four well proportioned double bedrooms, including a principal bedroom with an ensuite shower room, together with a family bathroom.

The rear garden provides a fabulous entertaining space for all weather conditions with a central lawn surrounded by a composite deck, covered seating area, store and summerhouse.

Two driveway parking spaces are provided to the front.

EXTRAS

All fitted floor coverings, carpets, blinds, light fittings, the induction hob, double oven, dishwasher and the fridge/freezer are included in the sales price. The property benefits from gas central heating and is fully double glazed.

The development is factored by Hacking and Paterson with an approximate annual fee of £220.





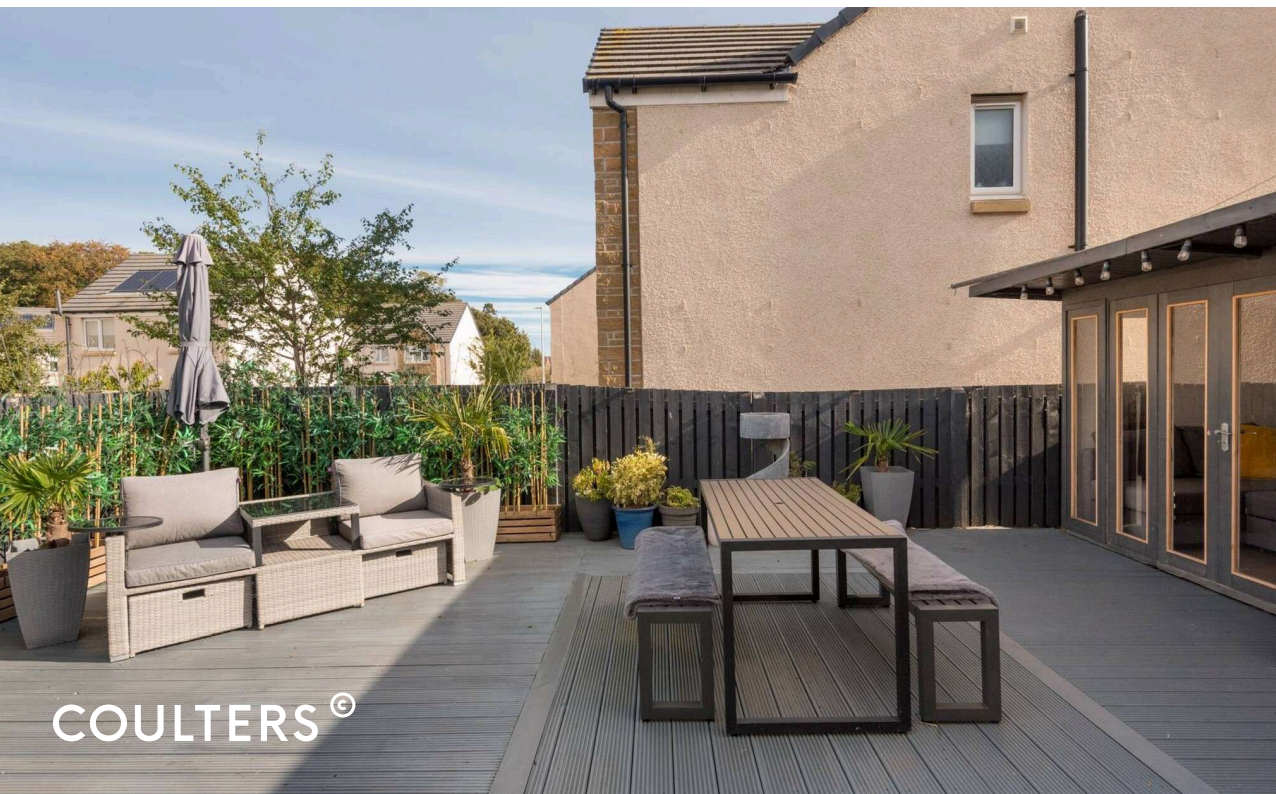
THE LOCAL AREA

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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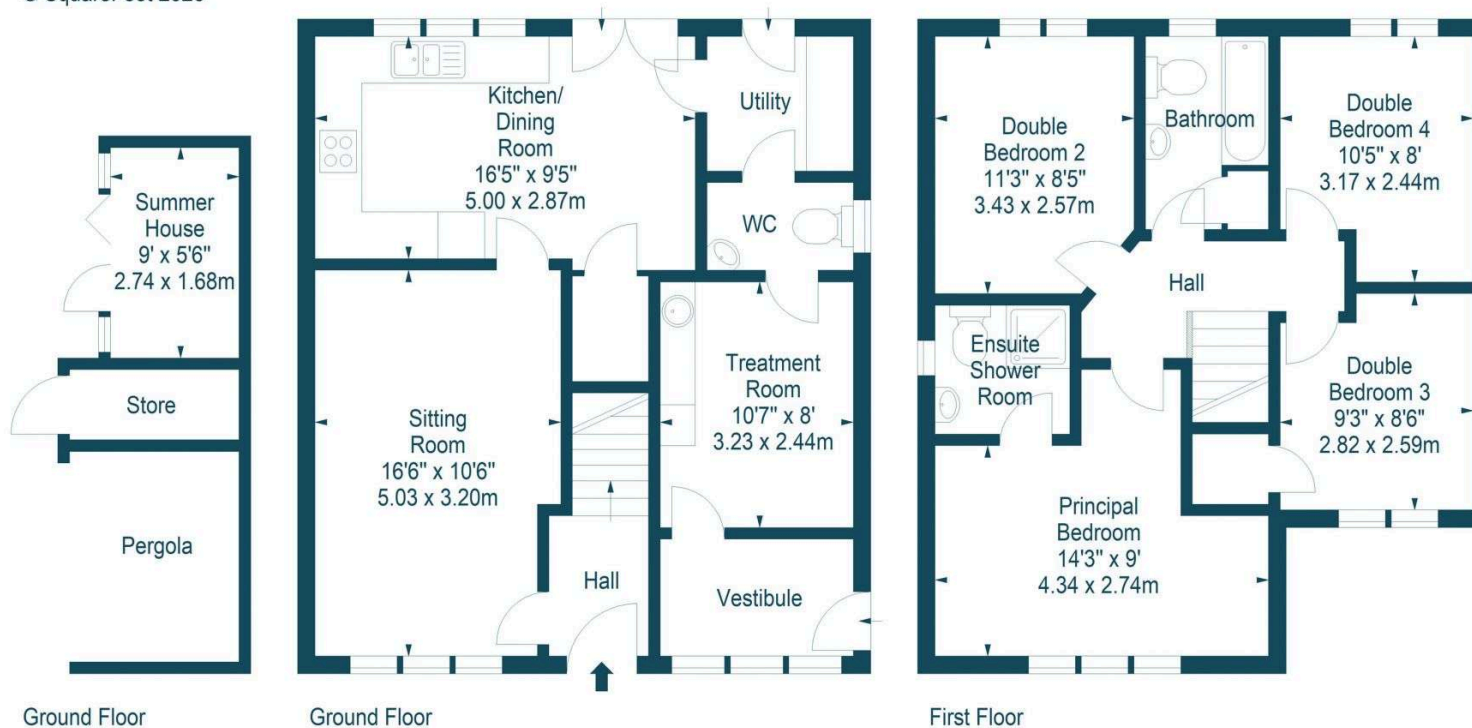
HOME REPORT VALUATION: £325,000



Home Avenue,
Dunbar,
East Lothian, EH42 1QE



Approx. Gross Internal Area
1169 Sq Ft - 108.60 Sq M
Out Building
Approx. Gross Internal Area
143 Sq Ft - 13.28 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.