



32 Belhaven Road

Dunbar, EH42 1DE

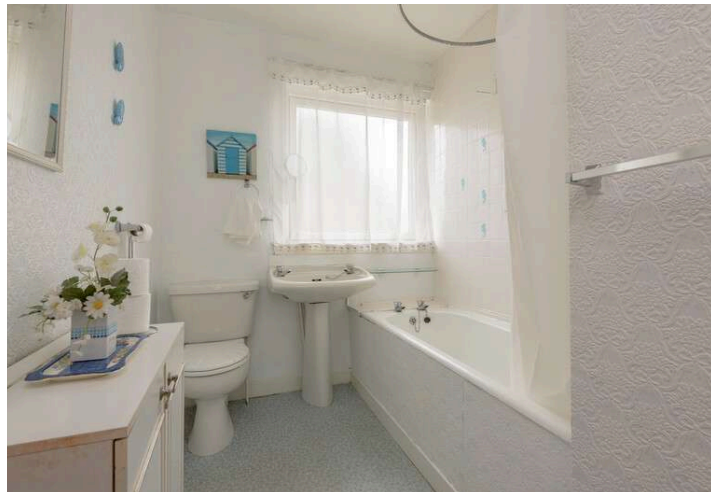
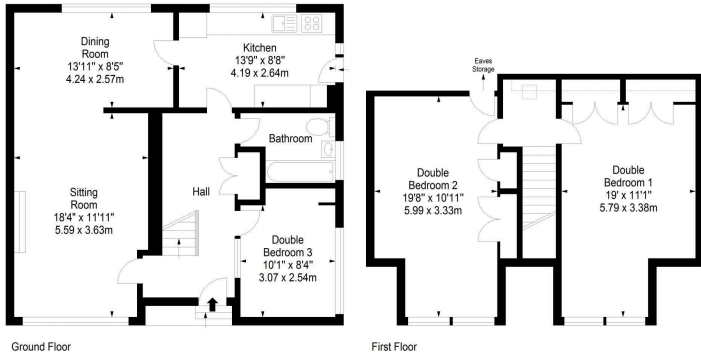
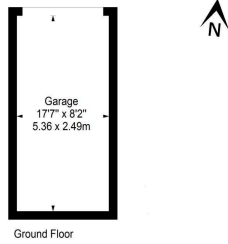
- Spacious semi detached house in popular location
- Would now benefit from upgrading
- Generous & bright rooms with open outlook
- Large gardens & single garage
- Sitting room with large window
- Dining room accessed from sitting room & kitchen
- Kitchen with door to garden
- Bathroom with white suite & shower over bath
- Three double bedrooms
- Double glazed windows throughout

Spacious 3 bedroom semi detached house with potential to upgrade with garden, garage and views

Description

Bright and spacious accommodation with large windows and an open outlook. This three bedroom semi detached property would benefit from modernisation and refurbishment throughout. It offers a rarely available opportunity to put your own stamp on a property in a convenient and sought after location. The gardens wrap round the house on three sides and there is a single garage in a block of three to the rear. The flexible layout comprises a welcoming hallway with modern staircase, sitting room with picture window maximising the open outlook, dining room, kitchen with door to garden, bathroom and double bedroom 3 on the ground floor. There are two further double bedrooms on the first floor.

Approx. Gross Internal Area
1234 Sq Ft - 120.21 Sq M
Garage
Approx. Gross Internal Area
144 Sq Ft - 13.38 Sq M
For identification only. Not to scale.
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Location

Historic Dunbar, which is surrounded by fantastic scenery, is a vibrant thriving town with a real sense of community. There is a bustling high street with an excellent selection of independent and artisan shops, restaurants and galleries with the convenience of a large supermarket on the outskirts. There are excellent schools in the area. The two colourful working harbours beneath the ruined castle are the hub of the town and the Harbour Trust is an active part of local life. The Dunbar Battery has recently been spectacularly restored to create a unique open-air venue with an amphitheatre and a coastal garden. There is also a leisure centre with a swimming pool and a newly opened platinum fitness centre, two golf courses, beautiful sandy beaches, spectacular cliff top walks and the John Muir Country Park. The town is also home to Coast to Coast, Scotland's largest surfing school. The convenience of easy access to Edinburgh City Centre by train (25 minutes) or via a regular bus service and access to the A1 and City Bypass is easy and straightforward, which combined with accessibility to Newcastle and the South by train or car adds to the appeal of this sought-after town.

Fixtures and Fittings

The fitted carpets and light fittings throughout are included in the sale price. The property benefits from double glazing. It should be noted the gas boiler has been decommissioned.

EPC Rating E

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans 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 and no warranty is given as to their compliance with Regulations.