

22 Woodbush Place, Dunbar, EH42 1JF



Description

A rare opportunity has arisen to acquire a particularly appealing terraced villa commanding a quiet setting, a stone's throw from the beach and only a five minute walk from the train station, doctors' surgery, bustling high street and the historic Cromwell harbour. The light and spacious accommodation, which is presented in excellent decorative order throughout, is arranged over two floors and comes with the added attraction of a well tended enclosed rear garden.

- Entrance vestibule
- Hallway
- Smart twin windowed living room
- Well appointed kitchen/breakfast room with access to rear garden and useful under-stair storage
- Two spacious double bedrooms, one with extensive fitted storage
- Bathroom consisting of three-piece white suite with shower over the bath
- Attic storage
- Gas central heating and double glazing
- Enclosed low maintenance rear garden
- Ample on street parking

Extras

The fitted floor coverings, blinds, oven, hob, cooker hood, washing machine, fridge/freezer and garden shed are included.

EPC Rating: C

Price and Viewing

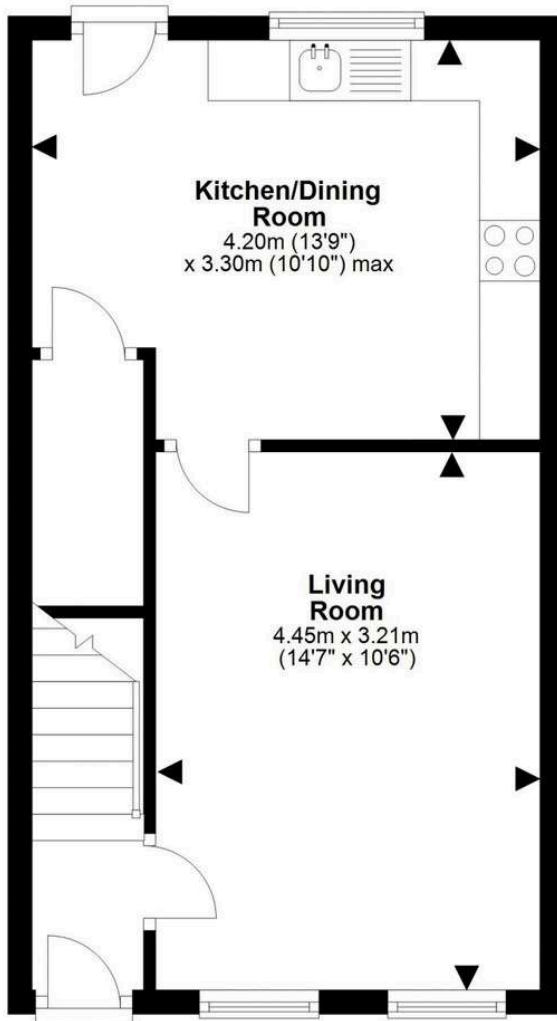
For price and viewing information or further details on this property please contact us on 0131 557 3188.



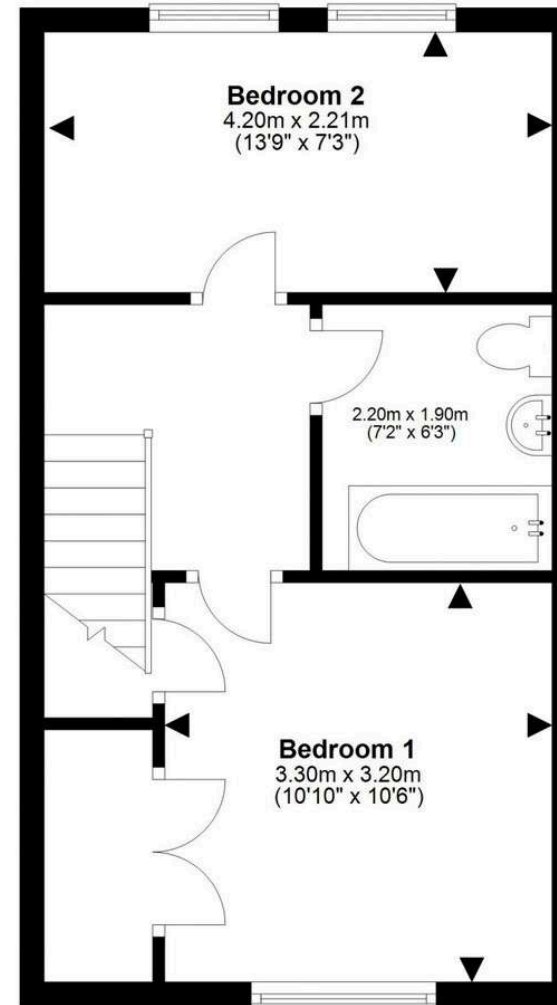
Location

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 a twice hour express bus is just a short six minute walk from the property.





Ground Floor



First Floor



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



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

