



GILSON GRAY

LAW • PROPERTY • FINANCE

10 WARRENDER CRESCENT

Dunbar, East Lothian, EH42 1LU



This two-bedroom semi-detached house enjoys a quiet setting in the sought-after coastal town of Dunbar, within walking distance of central amenities and train services connecting to Edinburgh in just 30 minutes. The well-presented modern interiors include a living room adjoined by a sunny multi-purpose conservatory with garden access and a stylish kitchen with a dining area also leading onto the garden, which is south-facing, securely enclosed, and decked for easy maintenance. To the front, a private driveway can accommodate two vehicles.

Extras: All fitted floor and window coverings and light fittings are included.



FEATURES

- Desirable coastal town address
- Close to amenities and rail links
- Well-presented semi-detached house
- Entrance hall with storage
- Living room with access to:
- Bright conservatory with garden access
- Stylish dining kitchen with garden access
- Two good-sized double bedrooms
- Bathroom with shower-over-bath
- Easy-upkeep gardens with a shed, enclosed and south-facing to the rear
- Private tandem driveway
- Gas central heating and double-glazing







"THE MODERN TWO-BEDROOM HOME BENEFITS FROM PRIVATE PARKING, A SECURE SOUTH-FACING GARDEN, AND HANDY PROXIMITY TO RAIL LINKS."





EPC RATING:



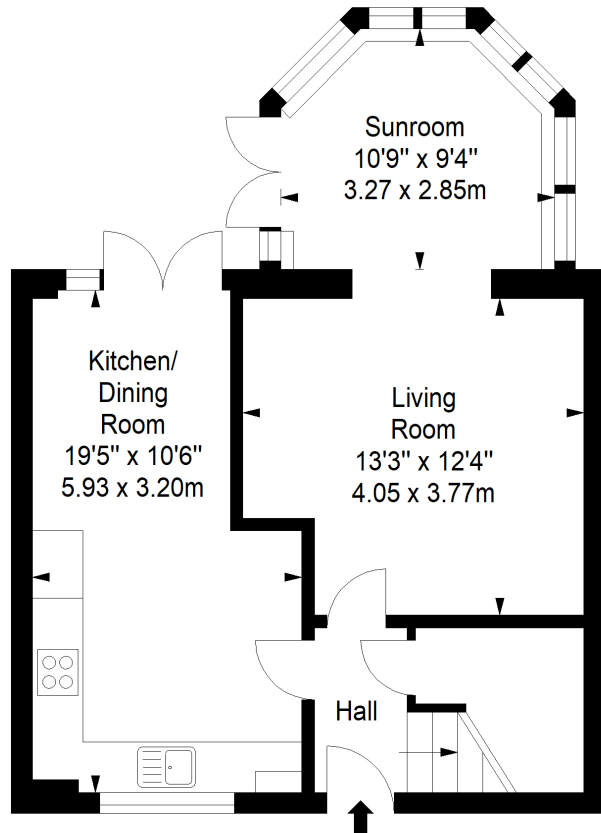
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481

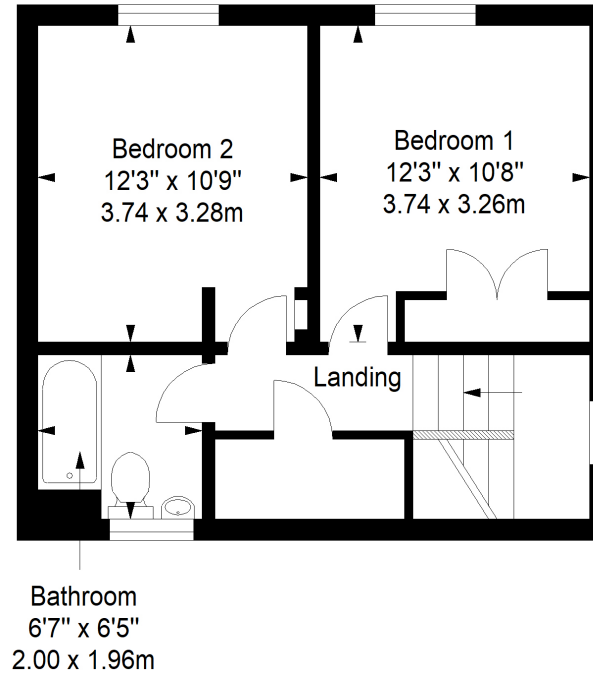
Ground Floor

Approx. 48.0 sq. metres (516.7 sq. feet)



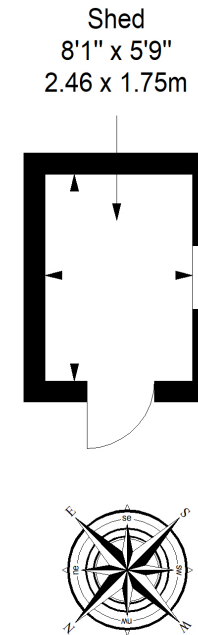
First Floor

Approx. 38.3 sq. metres (412.2 sq. feet)



Shed

Approx. 4.3 sq. metres (46.3 sq. feet)



Total area: approx. 90.6 sq. metres (975.2 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.