



GARDEN STIRLING BURNET

**47 BELLEVUE COURT**  
DUNBAR, EAST LOTHIAN, EH42 1YR



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TAX BAND

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Set on the second floor of a retirement development in desirable Dunbar, exclusively for the over 60s, this well-proportioned flat offers an ideal choice for retirees and accommodates a double bedroom, a spacious reception room, a kitchen, and a shower room. The development itself has excellent shared facilities, including a lounge, laundry, guest facilities, communal gardens, and private residents' parking. A secure shared entrance and lift leads to the flat's front door on the second floor, where you are welcomed inside by a hall with a large storage cupboard. Leading off the hall and occupying a generous footprint is a living and dining room, offering plenty of space for configurations of both lounge and dining furniture. The room features a homely fireplace and is fronted by southeast-facing French windows ornamented by a Juliet balcony, capturing sunny natural light throughout the day and framing far-reaching views over the town and the adjacent countryside. Double doors from the reception room connect to the adjoining kitchen, with a wall mounted fan heater modern, wall and base cabinets framed by workspace and neutral splashback tiling. An oven, hob, extractor hood, and fridge are neatly integrated plus a separate freezer with an open door alarm.

## FEATURES

- Second-floor retirement flat in Dunbar
- Wonderful far-reaching views of the countryside
- Secure shared entrance and lift service
- Hall with large storage cupboard
- Southeast-facing living/dining room
- Modern, fully integrated kitchen
- Spacious double bedroom with built-in wardrobe
- Three-piece shower room with heated towel rail
- Fischer electric heating and double glazing
- Well-maintained shared gardens
- Private residents' parking
- Shared lounge, laundry, social activities, and resident management staff
- Careline alarm system









The flat accommodates a spacious double bedroom, enjoying the same sunny aspect and wonderful open views as the reception room, and supplemented by built-in wardrobes with mirrored doors. The sleeping area is neutrally decorated and fitted with a carpet for optimum comfort underfoot. Finally, a shower room completes the accommodation on offer and comprises a shower enclosure, a basin set into vanity storage, a WC, a heated towel rail and a tall storage cupboard. The flat is kept warm by an electric heating system, including a storage heater in the bedroom, wall mounted fan heaters in the kitchen and bathroom and benefits from double-glazed windows. Externally, the development is set within well-maintained and leafy shared garden grounds, and it offers convenient private residents' parking.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.  
\*All other furniture available by separate negotiation.











## DUNBAR

Welcome to Dunbar, a vibrant town on the breath-taking East Lothian coast, boasting white sandy beaches, John Muir Country Park, protected woodland areas, a train station and an old working harbour. The town itself offers a lively High Street with award-winning shops including fresh produce and grocers, a baker, a bank, fine art galleries, coffee houses, restaurants, hardware shops, a florist, chemists, and a garden centre. On the outskirts of the town is a large supermarket, garden centre, and fast-food outlet, in addition to the famous DunBear: an imposing sculpture tribute to John Muir, designed by Andy Scott, the Scottish sculptor also responsible for the Kelpies. Dunbar's state-of-the-art Leisure Pool also offers a pool with a wave machine and flume, a gym, and fitness classes, in addition to independently-owned options: Sports + Fitness Hub, and Platinum Performance Centre which provides a top-of-the-range gym and martial arts facilities. The town benefits from a children's soft play centre, tennis courts, large sports grounds, two golf courses, a surf school, and an extreme water sport centre, as well as a popular family park on the outskirts. A 20-minute train journey from Dunbar will take you to Edinburgh or Berwick, and, for commuting by road, the A1 offers convenient access to Edinburgh, Berwick, and further afield.



**SCAN HERE**  
To learn more about Dunbar









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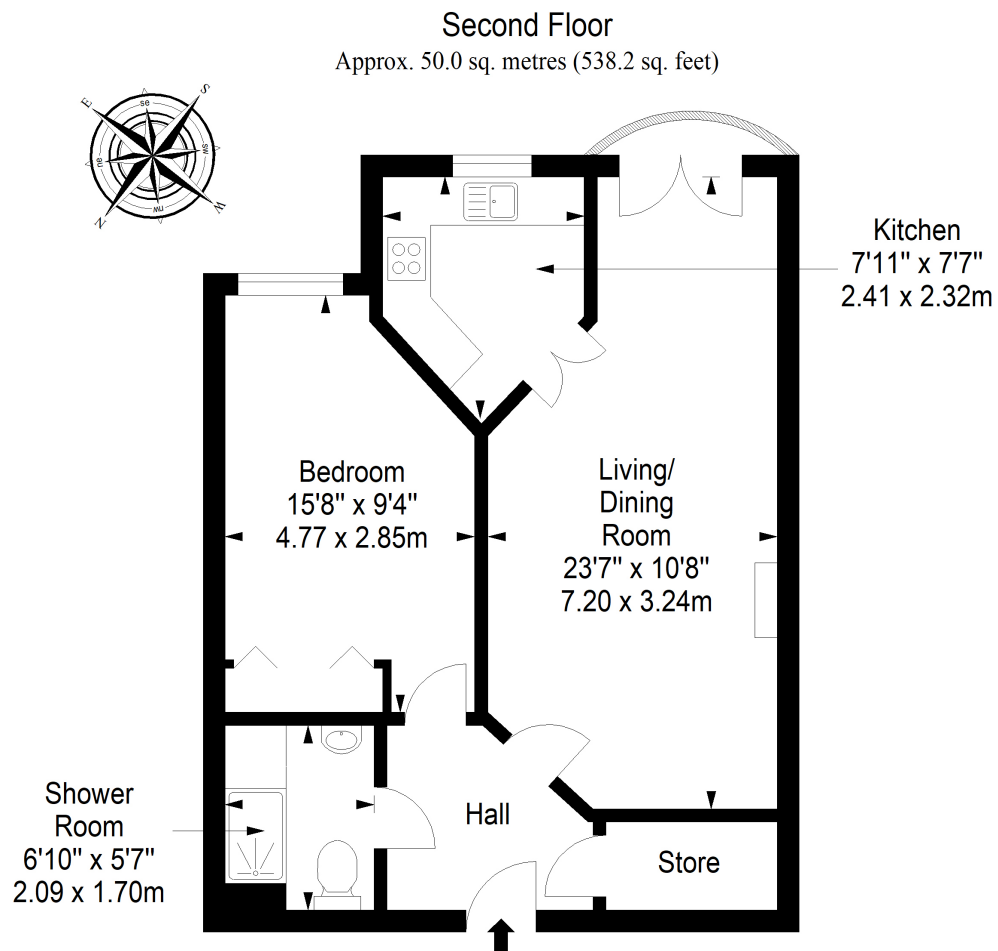


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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN



Total area: approx. 50.0 sq. metres (538.2 sq. feet)