




GARDEN STIRLING BURNET

73 B/2 HIGH STREET
DUNBAR, EAST LOTHIAN, EH42 1EW

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SUMMARY

This duplex flat is arranged over the first and second floors of a B-listed Georgian building in the heart of Dunbar, on its bustling High Street. The one-bedroom flat is ideally proportioned for first-time buyers, professionals, couples, and rental investors, and it is presented with modern interiors and neutral décor. As well as having the high street's excellent amenities on the doorstep, it lies within easy strolling distance of the beach, the train station, the leisure centre, bus stops, and lovely green spaces.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge, and washing machine will be included in the sale.

FEATURES

- Duplex flat on Dunbar High Street
- Forming part of a B-listed Georgian building
- Shared entrance and stairwell
- Welcoming entrance hall
- Open-plan kitchen and living room
- Double bedroom with built-in wardrobe
- Bright shower room
- Electric heating system
- Traditional sash-and-case windows
- On-street parking nearby





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

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HOUSE SALES

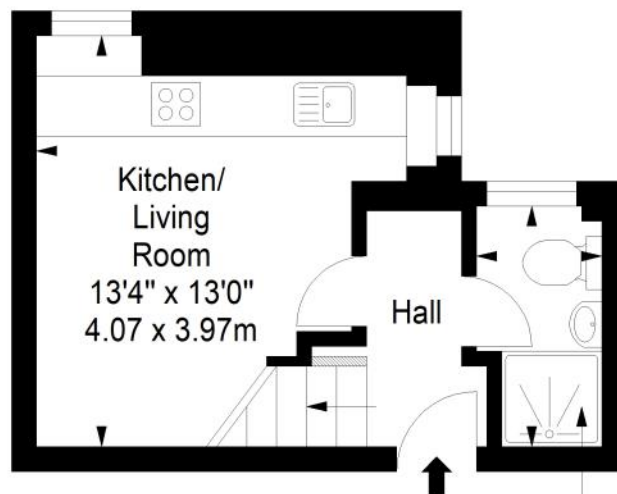
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

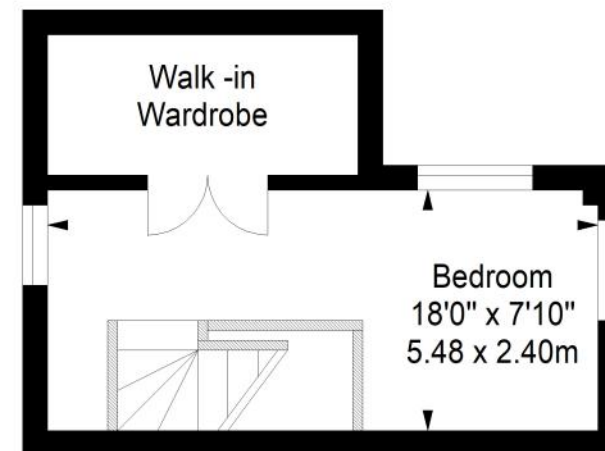
First Floor

Approx. 19.1 sq. metres (205.6 sq. feet)



Second Floor

Approx. 18.0 sq. metres (193.8 sq. feet)



**Shower Room
7'10" x 4'1"
2.39 x 1.25m**

Total area: approx. 37.1 sq. metres (399.4 sq. feet)