



# 6 BELLEVUE COURT

QUEEN'S ROAD, DUNBAR, EAST LoTHIAN, EH42 1YR





## SUMMARY

Built on the former site of the renowned Bellevue Hotel, this one-bedroom ground-floor retirement flat forms part of a McCarthy and Stone retirement complex. The bright and spacious residence is in good decorative order, providing a beautiful seaside home for those 60 years of age and over. It is also ideally located within easy reach of bus and rail links, a wide range of amenities, and idyllic beaches. Furthermore, the development has a residents' lounge, an overnight guest suite, and a shared laundry room. And for added peace of mind, it also provides resident management staff and a Careline alarm system (with emergency pull chords in each room of the flat).

## FEATURES

- Spacious ground-floor retirement flat
- Highly desirable setting in Dunbar
- Part of a McCarthy & Stone development
- Factored and with excellent services
- Bright, southeast-facing aspect
- Light neutral interiors throughout
- Hall with secure entry system & storage
- Sitting room with direct garden access
- Well-appointed kitchen
- Double bedroom with built-in wardrobe
- Fully-tiled three-piece shower room
- Beautiful landscaped communal gardens
- Private residents' parking
- Electric heating and double glazing





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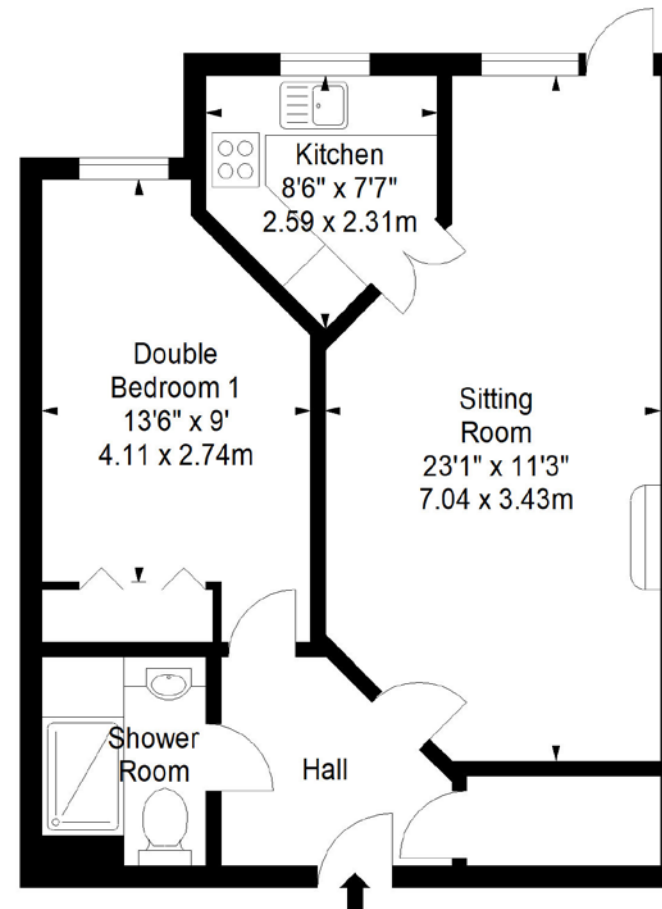


HOUSE SALES

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



Ground Floor

Extras: all fitted floor and window coverings, light fittings, and an integrated oven, electric hob, and fridge/freezer to be included in the sale.

**NB: The property has a bi-annual maintenance charge of £1250.00.**