



10C ASHFIELD COURT, DUNBAR
EAST LOTHIAN, EH42 1LX



2



1

EPC
RATING

C

COUNCIL
TAX BAND

C



This two-bedroom duplex flat offers a well-proportioned home with bright, modern interiors that are move-in ready. It is located on the ground and first floors of a peaceful development set within communal gardens, with unrestricted street parking available immediately outside. With shops, schools, rail links, and the seafront all within easy reach by car or foot, it is an appealing option for those seeking a relaxed coastal lifestyle while remaining well connected to the buzz of the capital.

A communal vestibule (with secure entry) affords access to the flat. Once inside, an entrance hall (with understairs storage) leads into the reception room, with practical and stylish oak-style flooring flowing throughout. Flooded with sunlight from dual-aspect windows, the south-facing reception room offers a flexible footprint for both comfortable seating and a dining zone. Also reached from the hall is a light-filled kitchen, well-appointed with units and workspace, along with a casual breakfast peninsula. There is an integrated oven and gas hob, plus a tall fridge/freezer, with under-counter space for a washing machine.

FEATURES

- Peaceful coastal town development
- Close to the town centre, rail links, the seafront, and schools
- Move-in ready duplex flat (ground/first-floor)
- Communal vestibule and secure entry system
- Entrance hall with storage
- South-facing living/dining room
- Bright and airy breakfasting kitchen
- Two double bedrooms (principal with storage)
- Bright contemporary shower room with a walk-in shower
- Neatly-kept communal gardens
- Unrestricted on-street parking
- Gas central heating and double-glazing





On the first floor, a landing (with storage) leads to two comfortably carpeted bedrooms. The principal bedroom is stylishly decorated, featuring an acoustic slat wall as its statement piece, and benefits from double built-in wardrobes. As with the living room and kitchen, the second bedroom presents a neutral decorative backdrop for easy personalisation. Completing the upper floor is a bright, contemporary shower room with a WC, vanity basin, and deluxe walk-in rainfall shower, framed by aqua panelling and oak-style flooring. Gas central heating and double glazing ensure a warm and efficient home.

Outside, the development provides residents with shared access to generous lawned gardens, and ample unrestricted parking is available on the surrounding streets.

Extras: The sale includes all fitted flooring, window coverings, light fixtures, and appliances. Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.







Dunbar

Welcome to Dunbar, a vibrant town on the breathtaking East Lothian coast, boasting white sandy beaches, John Muir Country Park, protected woodland areas, a train station and an old working harbour. The town boasts a lively High Street with award-winning shops including fresh produce and grocers, bakers, butchers, banks, 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. Its state-of-the-art Leisure Pool also provides a gym and other fitness classes. The town benefits from tennis courts, large sports grounds, two golf courses and an extreme water sport centre. Dunbar is known for its outstanding schools, both at primary and secondary level. Prestigious private education is also on offer. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

espc

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

