



**Flat 5, 5 Victoria Street**

Dunbar, EH42 1ET

**kw SCOTLAND**  
KELLERWILLIAMS®





Situated in sought-after Dunbar, this one-bedroom ground floor main-door flat comes with spacious accommodation requiring some cosmetic upgrades and redecoration - ideal for buyers seeking a blank canvas to customise to their style. This home boasts a generous living room, and a stylish dining kitchen with a press and French doors leading to an external courtyard. The residence also benefits from a spacious double bedroom and a modern family bathroom. Externally, the property benefits from a private rear garden, two private external stores and on-street parking.

Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Please note: Property is being sold-as-seen

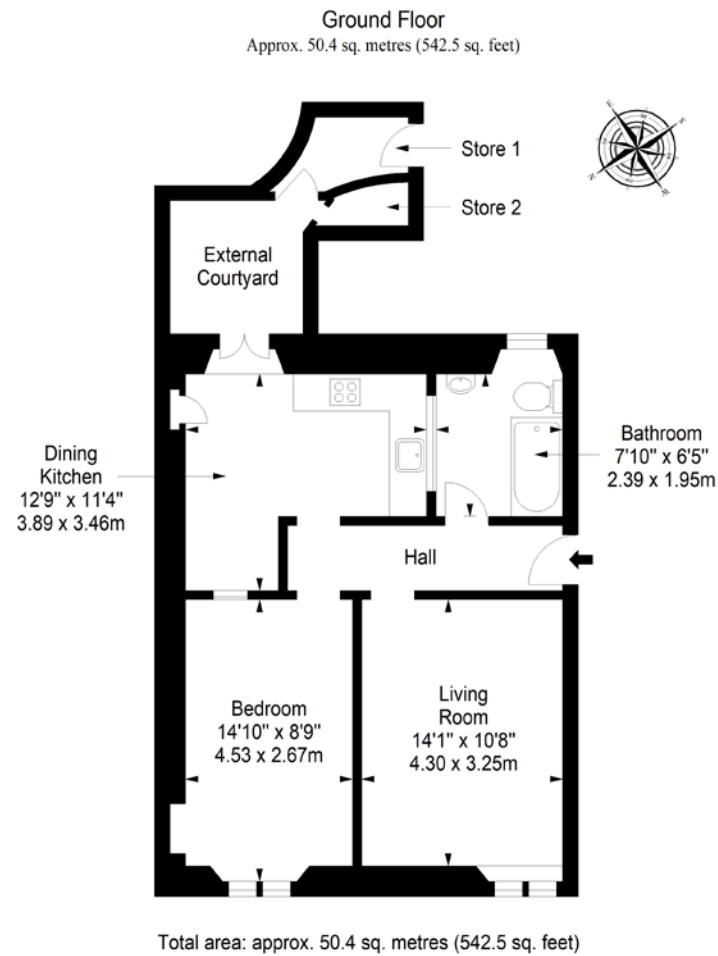
## Features

- Ground-floor flat in Dunbar
- Part of a handsome traditional building
- Private main entrance
- Excellent redecoration opportunities
- Welcoming entrance hall
- Spacious living room
- French-doored dining kitchen
- Generous double bedroom with press
- Three-piece family bathroom
- Private rear garden
- Two external stores
- External courtyard
- On-street parking
- Traditional windows
- EPC Rating - TBC





# Floorplan



[davidtodd@kwuk.com](mailto:davidtodd@kwuk.com)  
[www.kwuk.com](http://www.kwuk.com)

DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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