








Offers Over  
**£220,000**

## 18 Roxburghe Lodge Wynd

Dunbar | EH42 1LP

A well proportioned and immaculately presented second floor flat, forming part of a small-scale contemporary development, enjoying a superb seaside location in the picturesque East Lothian town of Dunbar.

-  2 bedroom
-  1 public room
-  1 bathroom  
1 En-suite shower room
-  Private residents parking
-  Communal gardens
-  EPC rating – B
-  Council tax band- D



## Description

The accommodation is accessed via secure entry and briefly comprises: hallway with built-in storage cupboard, comfortable bay fronted reception room with coving to ceiling, focal fireplace and spectacular views over the north sea and surrounding area, breakfasting kitchen fitted with a good range of wood fronted units/ contrasting wipe clean worktops, with laminate flooring and ample space for a small table and chairs, good sized principal bedroom with fitted wardrobes and en-suite shower room, second spacious double bedroom also with fitted wardrobes, and family bathroom with three piece white suite, under sink storage and tiling to splash areas.



## Extras

All floor coverings, blinds, light fittings, curtains, white goods and integrated appliances will be included. Many items of the furniture are available via separate negotiation.

## Gardens, Parking and Factor

There are lawned gardens bordering the development, peppered with shrubs and bushes. Ample private residents parking is available. A factoring agreement is in place with James Gibb. This is approximately £300-£400 per quarter and includes buildings insurance, grounds/garden maintenance, communal stair cleaning, communal electricity and factoring fees.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

The pretty coastal town of Dunbar features a thriving high street, which houses a fantastic range of boutique shops, cafes and pubs. A large Asda store and garden centre are also nearby. Forming a part of Scotland's famous Golf Coast, the town boasts two golf courses of its own, with a vast variety of other options available within close proximity. Dunbar has a wide selection of beautiful outdoor spaces to enjoy, including beach and forest walks in nearby Whitesands Bay beach and nature reserve. A frequent rail service is available to Edinburgh City Centre and some of the surrounding towns and villages, together with the A1 which links the area with Central Scotland's main arterial roads.

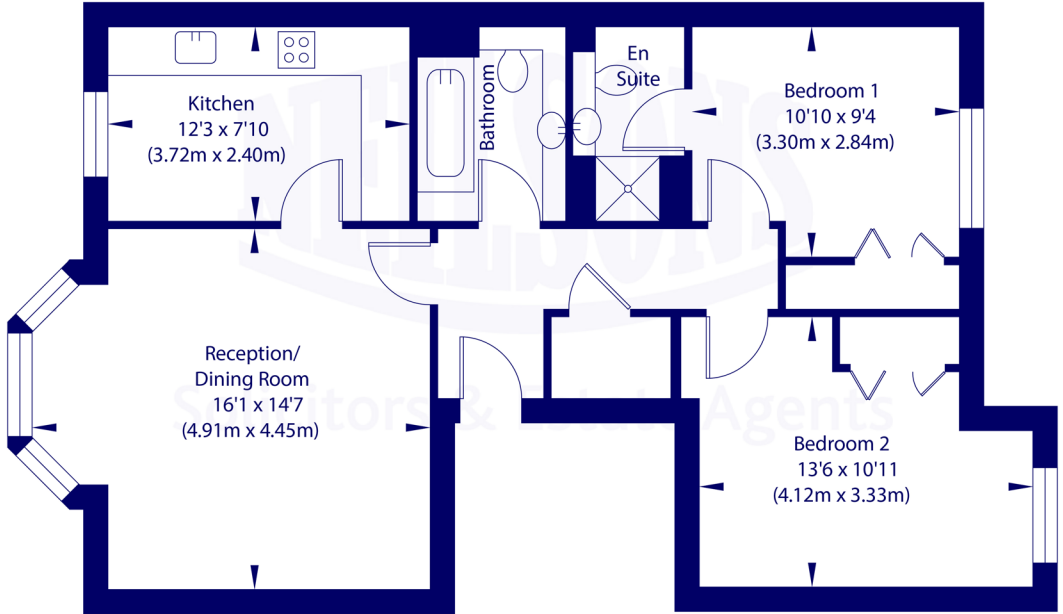


## Second Floor

Approx. Internal Area 68.68 Sq M / 739 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from East Lothian Council or Public Libraries.



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