





Welcome

Welcome to 2B Westgate, Dunbar, a rare opportunity to purchase a property near the very heart of the town just off the High Street. McDougall McQueen are delighted to present to the market this spacious semi-detached house, occupying a prime location in a much sought after residential location in the lovely historic East Lothian coastal town of Dunbar. The property is within close walking distance to its beaches, with a sea view from the back bedroom across the church garden, and also near to all the varied amenities Dunbar has to offer, including regular bus and train services, shopping, hotels, restaurants and excellent schooling. The property now requires some upgrading but benefits from double glazing, electric storage heating and a multi car gated Monoblock driveway and garden grounds. This is an ideal first purchase, superb for professional couples, and those with young families. Viewing is essential to fully appreciate this spacious competitively priced property, and an appointment should be made at your earliest convenience to avoid disappointment.

- Flexible and spacious family accommodation
- Entrance vestibule
- Spacious living room with twin front facing windows, stairs to the upper level, and under stair storage
- Fitted dining kitchen with French doors to the rear, a range of base and wall units, electric hob, oven, extractor, and washing machine
- Upper hallway with loft access and airing store cupboard
- Double bedroom with twin front facing windows
- Double bedroom two rear facing window
- Single bedroom/study with front facing window
- Family bathroom with three-piece suite electric shower over the bath, wc, and sink with vanity unit
- Garden grounds to the front side and rear
- Gated Monoblock driveway providing off-street parking for several cars





Dunbar

Dunbar is a vibrant town on the breathtaking East Lothian coast, boasting white sandy beaches, John Muir Country Park, protected woodland areas, a station and an old working harbour. The East Coast mainline station offers regular services to Edinburgh and London and is minutes away from the High Street, which has regular bus services covering local areas and into Edinburgh. The town itself offers a lively High Street with award-winning shops including grocers with fresh produce, a baker, a banking hub as well as a post office, an art gallery, craft shops and coffee houses, hotels and restaurants, providing all the local shopping and outlets for family life. There is also the Town House Museum and the famous conservationist John Muir's House, all of which make Dunbar's history unique. On the outskirts of the town is a large supermarket, garden centre, and fast-food outlet, in addition to the famous sculpture tribute to John Muir, designed by Andy Scott, the Scottish sculptor also responsible for the Kelpies. Dunbar's Leisure Pool also offers a family-friendly pool with a wave machine and flume, a gym, and fitness classes, in addition to a Sports and Fitness Hub, and a top-of-the-range gym facility. The town benefits from the small Lauderdale Park, with its café and children's play area, 5 minutes from the High Street. There are tennis courts, large sports grounds, two golf courses, a surf school, and an extreme water sport centre, as well as a popular family park on the outskirts. Dunbar is known for its outstanding schools, both at primary and secondary level in both the public and private sector, with renowned Belhaven Hill independent school in the town. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances and the washing machine. Integrated appliances, free-standing white goods and other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.



Get in touch

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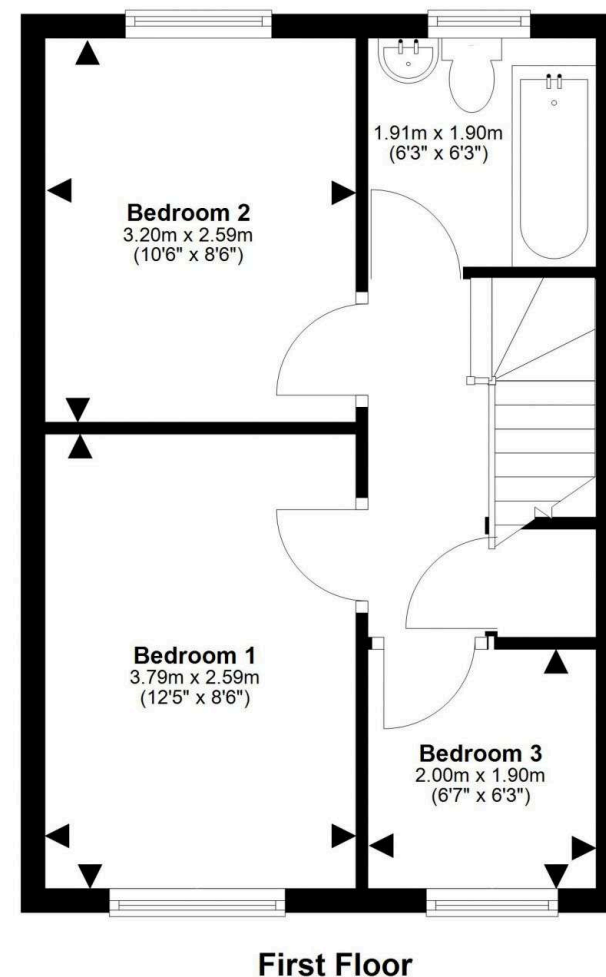
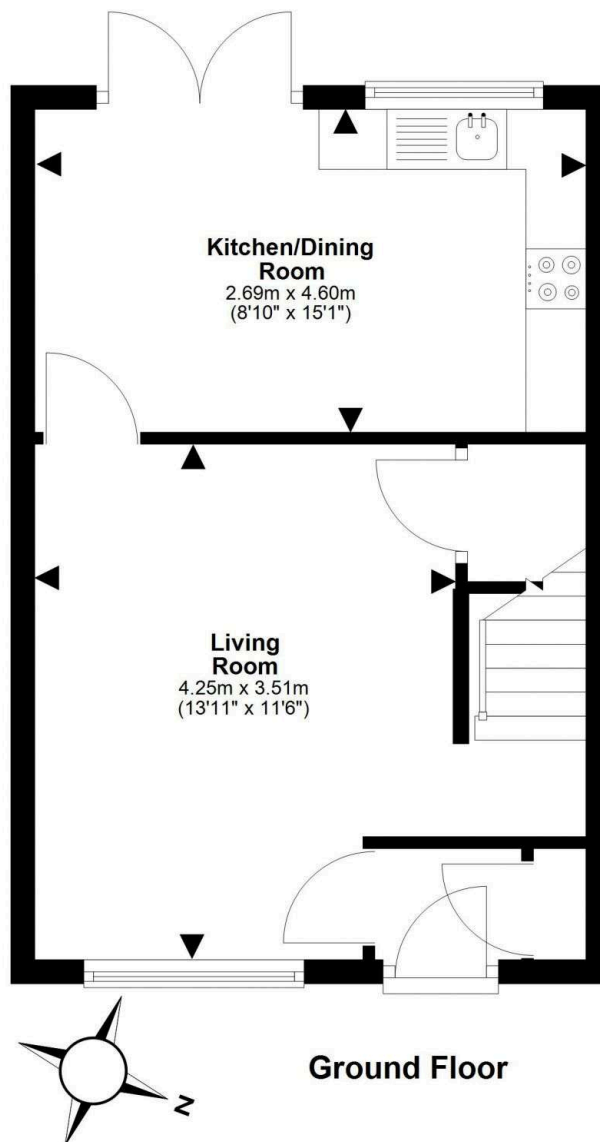
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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.