



20 Bellevue Court

QUEENS ROAD, DUNBAR, EAST LOTHIAN, EH42 1YR

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Located in a sought-after McCarthy and Stone Dunbar retirement complex boasting shared landscaped grounds, residents' parking, and captivating coastal views, this immaculate two-bedroom apartment offers secure and comfortable living. Positioned on the first floor and accessed via stair or lift, the front door opens into an inviting carpeted hallway decorated in a warm colour palette. From here you move into a light-filled and spacious sitting dining room that enjoys a wonderful south and west-facing dual-aspect. Showcasing plush carpeting, a tasteful neutral décor, and a living flame electric fireplace it is a fantastic place in which to relax. Conveniently adjoining is a well-appointed modern kitchen accessed through French doors. U-shaped in design, oak-effect wall and floor units are complemented by a tiled splashback and grey quartz-effect worktops. Integrated appliances include an induction hob, extractor hood, and eye-level oven. Boasting an abundance of natural light, the west-facing principal double

bedroom enjoys a generous layout and features built-in mirrored wardrobes alongside an en-suite shower room complete with WC, washbasin, towel radiator, and handrails. The second double bedroom mirrors the principal in terms of the appealing décor and boasts a bay windowed south-facing outlook. Completing the accommodation is a well-appointed bathroom equipped with a WC, washbasin built into vanity, a bath with a wall-mounted shower, and handrails.

FIXTURES & FITTINGS

All floor covering, light fixtures and fittings, integrated appliances and white goods to be included in the sale.



PROPERTY FEATURES

- Two-bedroom retirement apartment
- Bright south and west-facing sitting dining room
- Modern kitchen
- Two double bedrooms, one with en-suite
- Well-appointed bathroom
- Residents' parking
- Shared landscaped grounds
- Double glazing
- Electric Heating
- Careline alarm system
- Residents' lounge
- EPC - B
- Council tax band - D

DUNBAR

Thirty miles east of Edinburgh, Dunbar is a picturesque, friendly, and historic East Lothian coastal town.

The award-winning high street is perfect for daily shopping needs and boasts an array of independent retailers, galleries, cafès, restaurants, bars, and convenience stores along with a post office, chemists, and opticians. On the outskirts of town is a large ASDA supermarket and garden centre.

For recreational pursuits, the town has a popular leisure centre complete with a swimming pool and fitness classes. There are of course wonderful coastline and countryside walks to enjoy as well as access to the John Muir Country Park and two acclaimed golf courses. East Links Family Park and Foxlake Adventures are fantastic destinations for all ages.

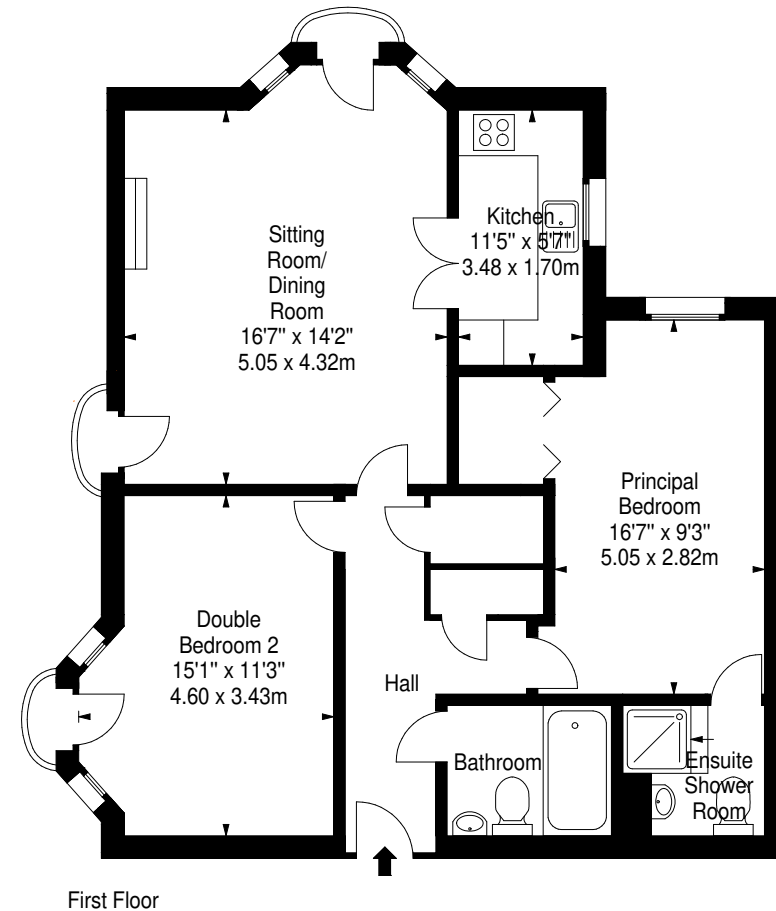
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



**Bellevue Court,
Queens Road,
Dunbar,
East Lothian, EH42 1YR**



Approx. Gross Internal Area
863 Sq Ft - 80.17 Sq M
For identification only. Not to scale.
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PARIS STEELE

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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.