



4E Friarscroft

DUNBAR, EAST LOTHIAN, EH42 1BP

Property
PARIS STEELE

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Four-bedroom double upper apartment in the heart of costal Dunbar.



PROPERTY DESCRIPTION

Minutes from Dunbar High Street and train station, this generously proportioned four-bedroom double-upper apartment offers a comfortable lifestyle in a superb location. Set in a desirable residential development, the front door opens on the second floor into a tastefully decorated carpeted hallway that in turn leads into the sizeable dining sitting room. South-west-facing triple windows ensure plenty of natural light enhancing the serene colour palette, and elegant interior design that includes a focal living flame electric fire set into a stone mantle. Conveniently adjoining, is the modern well-laid-out kitchen featuring white gloss shaker-style wall and floor units, black quartz effect worktops, splashback tiling, and an integrated extractor hood, oven, and hob. Across the hallway, are two light and airy double bedrooms, each with a stylish finish including built-in wardrobes, one is currently utilised as a formal dining room. Completing the accommodation on this floor is a well-appointed family bathroom with a washbasin built into vanity, WC,

and bath with a wall-mounted shower. Ascending the carpeted staircase, you arrive at a third impressive skylit double bedroom spanning the width of the home and enjoying an east and west-facing orientation along with a second spacious double bedroom boasting an adjoining utility. Externally, the property enjoys shared landscaped grounds and residents' parking.

FIXTURES & FITTINGS

All floor coverings, light fixtures, blinds and curtains, and integrated oven and white goods will be included in the sale. Also included, the marble fireplace and the wall mounted tv's in the upstairs bedrooms.



PROPERTY FEATURES

- ❑ Four-bedroom double-upper apartment
- ❑ South-west-facing sitting room
- ❑ Modern kitchen
- ❑ Four generously proportioned double bedrooms
- ❑ Stylish bathroom
- ❑ Versatile utility
- ❑ Shared landscaped grounds
- ❑ Residents' parking
- ❑ Double glazing
- ❑ Electric heating
- ❑ EPC - D
- ❑ 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, cafés, 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, flumes, 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.

There is well-regarded local schooling including Dunbar Grammar. Additionally, private schooling is available at nearby Bellhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh.

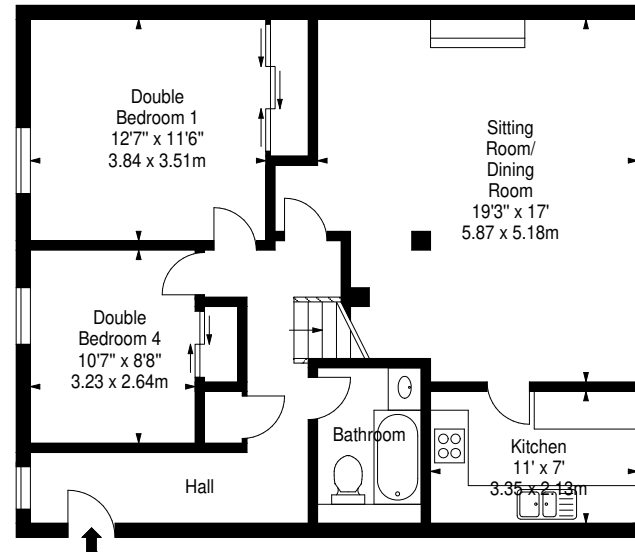
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



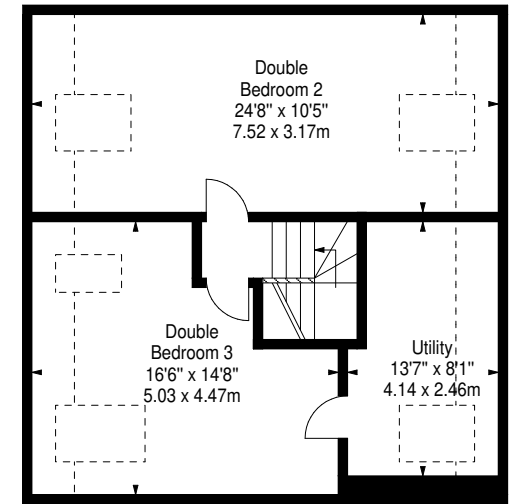
**Friarscroft,
Dunbar,
East Lothian, EH42 1BP**



Approx. Gross Internal Area
1486 Sq Ft - 138.05 Sq M
For identification only. Not to scale.
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Second Floor



Third Floor

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.

