

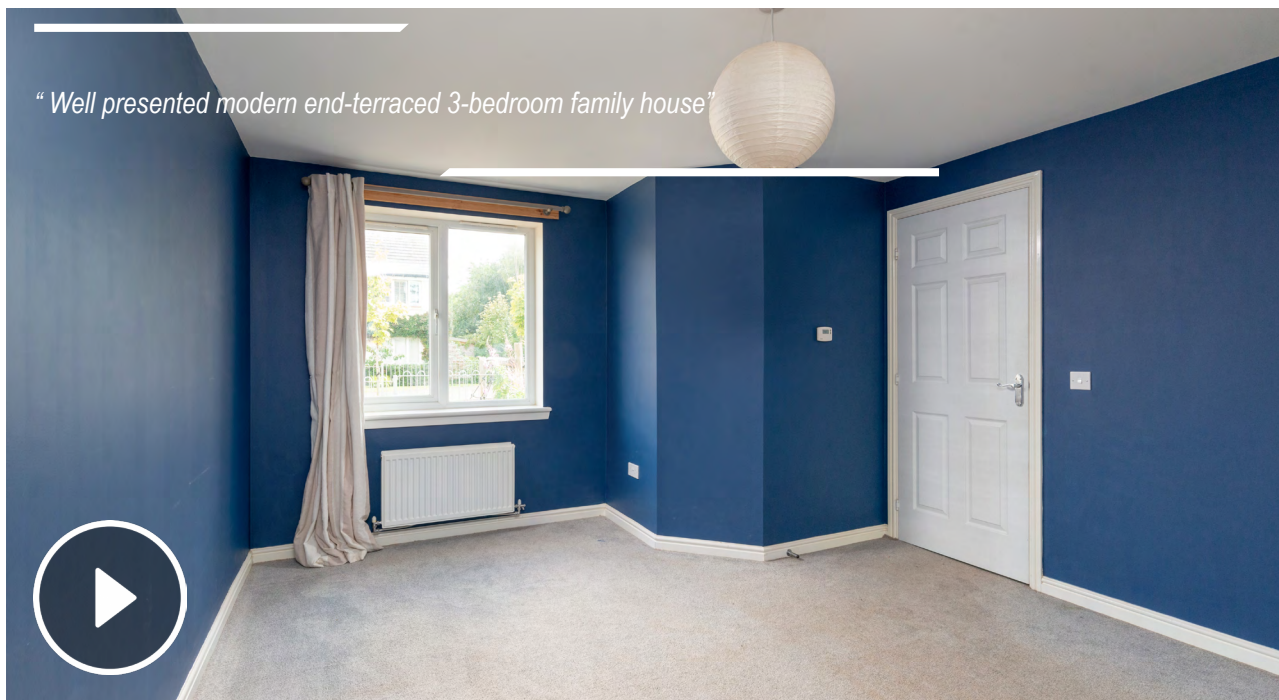


14 Haines Drive

DUNBAR, EAST LOTHIAN, EH42 1FA

Property
PARIS STEELE

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PROPERTY DESCRIPTION

14 Haines Drive, Dunbar, East Lothian is a modern end-terraced 3-bedroom family house. This well-presented property is currently vacant and has been thoughtfully presented throughout.

The property comprises a welcoming hallway, complete with a convenient ground-floor WC. The main living area boasts a spacious and inviting living room with open views to the front. The well-appointed kitchen/breakfast room is strategically positioned to the rear of the house, offering an abundance of wall and base units, catering to all your storage needs. The separate dining area with French doors provides access to the south-west facing garden.

Upstairs, the property has three carpeted double bedrooms each with open views. The principal bedroom suite includes built-in wardrobes and an ensuite shower room for added privacy and

convenience. A separate family bathroom serves the remaining two bedrooms.

The house also benefits from a secure south-west facing rear garden with a fenced boundary. Primarily laid to lawn, the garden is perfect for outdoor activities and relaxation. The property is quietly positioned at the bottom of the road, adding to the sense of tranquillity and privacy. The rear garden gate leads to a private parking area, ensuring easy access and secure parking.

FIXTURES & FITTINGS

All fitted floor coverings, window and light fittings, integrated appliances, white goods, and garden shed will be included in the sale. The property will be sold as seen.



PROPERTY FEATURES

- Modern end terraced house
- Welcoming hallway
- Ground Floor WC
- Spacious Living room
- Modern kitchen/breakfast room
- French door access to southwest-facing garden
- Principal bedroom suite
- Two further double bedrooms
- Family bathroom
- Secure garden with gate access to private parking
- Garden shed
- Gas central heating
- Double glazing

DUNBAR

Dunbar, which is surrounded by fantastic scenery, is a vibrant thriving town with a real sense of community. The town itself offers a lively High Street with award-winning shops including fresh produce and grocers, bakers, butchers, bank, fine art galleries, coffee houses, restaurants, hardware shops, a florist, chemists, and a garden centre. On the outskirts of the town is a large supermarket, garden centre, and fast-food outlet.

The John Muir Country Park is also within easy reach and stunning walks are available within the surrounding East Lothian countryside. Dunbar is also 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.



Haines Drive,
Dunbar,
East Lothian, EH42 1FA



Approx. Gross Internal Area
806 Sq Ft - 74.88 Sq M
For identification only. Not to scale.
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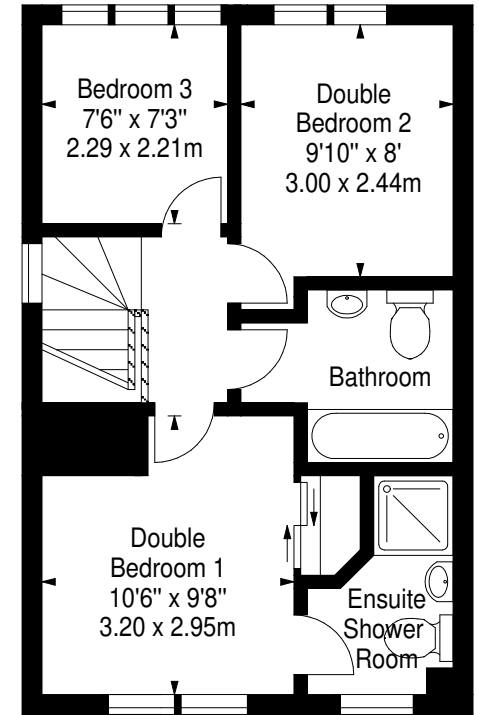
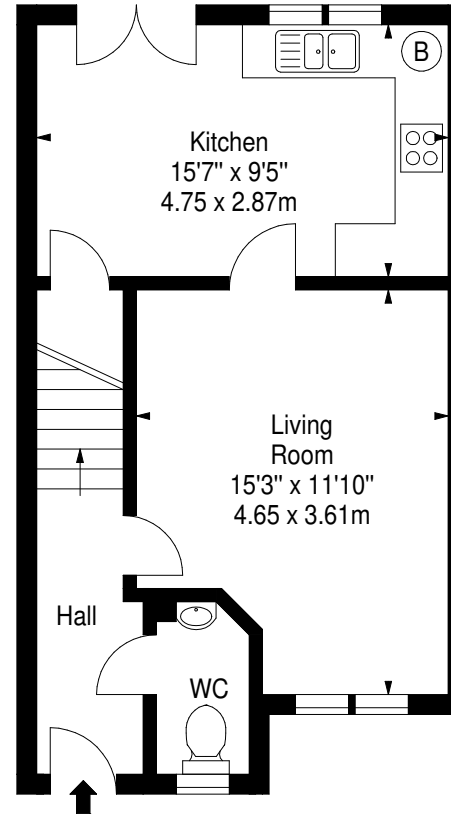
PARIS STEELE

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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.