



16 The Sycamores

COUNTESS CRESCENT, DUNBAR EH42 1AF

Property
PARIS STEELE

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Bright and well presented 2-bedroom, first floor flat, in the heart of coastal Dunbar.



PROPERTY DESCRIPTION

Enjoying private parking this light and airy two-bedroom apartment minutes from Dunbar town centre and train station is presented in pristine move-in condition.

From the first-floor entrance, the front door opens into a welcoming carpeted hallway leading to a bright sitting room boasting triple windows. Decorated with a calm colour palette, a wall-mounted living flame fireplace, and plush carpeting it is a cosy and inviting living and reception area that allows for a variety of furniture configurations. Featuring a private south-facing balcony overlooking shared landscaped grounds, the stylish light-filled dining kitchen is adorned with white wall and floor cabinets, wood-effect worktops and high-spec integrated appliances including a gas hob, extractor hood, and oven.

The two tastefully decorated double bedrooms each feature built-in wardrobes and share access to a contemporary bathroom with a washbasin built into vanity, a hidden cistern WC and bath with a wall-mounted shower. On the ground floor is a driveway and integral garage.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains/blinds and integrated and standalone appliances will be included in the sale – oven, hob, extractor fan, integrated fridge/freezer and dishwasher. The washing machine will also be included, and the TV's with wall brackets in the kitchen and bedroom can also be included in the sale price if required. Some furniture may be available for sale by separate negotiation.



PROPERTY FEATURES

- Two-bedroom new-build apartment
- Comfortable sitting room
- South-facing breakfasting kitchen with balcony
- Two double bedrooms
- Contemporary family bathroom
- Garage and driveway
- Double glazing
- Gas Central Heating – New boiler installed 2023
- EPC - B
- Council tax band - C

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.



**The Sycamores,
Countess Crescent,
Dunbar,
East Lothian, EH42 1AF**



Approx. Gross Internal Area
676 Sq Ft - 62.80 Sq M

Garage

Approx. Gross Internal Area
207 Sq Ft - 19.23 Sq M

For identification only. Not to scale.

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PARIS STEELE

Thinking of selling your existing property?

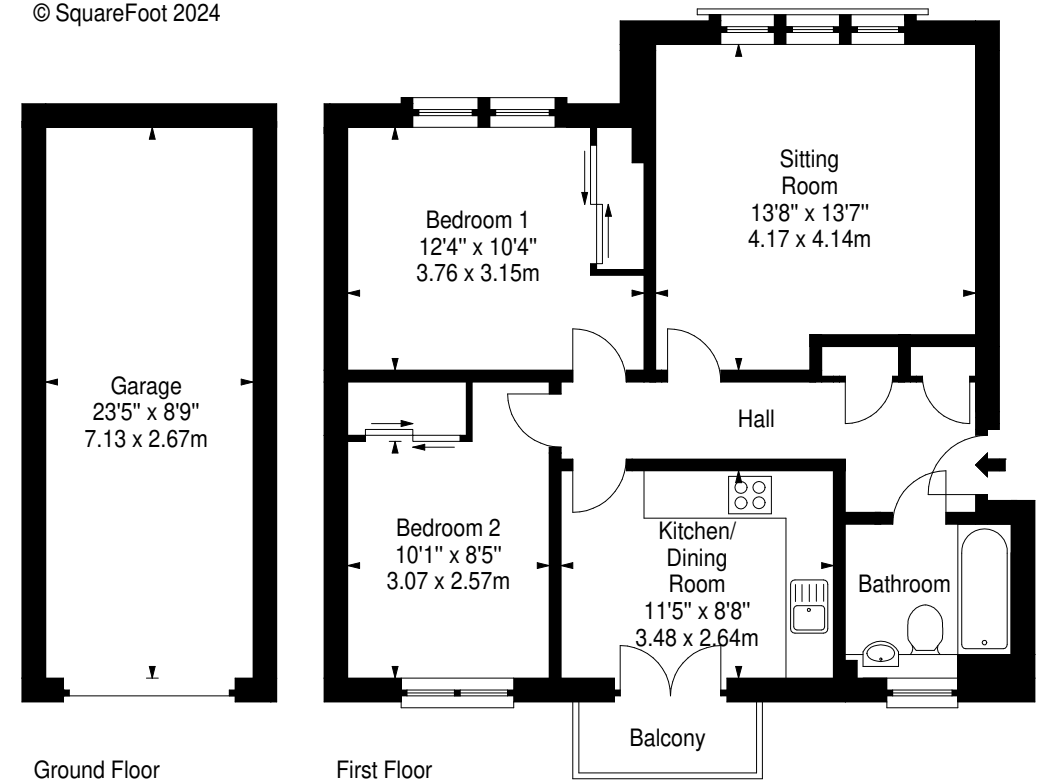
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Please Note:

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.

