

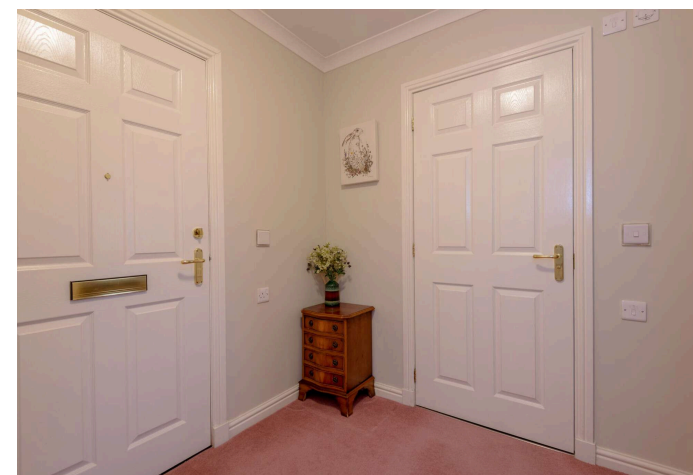


36 Bellevue Court

DUNBAR, EH42 1YR

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Situated in the sought-after McCarthy and Stone retirement complex in Dunbar, this bright and spacious one-bedroom apartment offers secure and comfortable living, with access to beautifully landscaped grounds and residents' parking.

The flat is south-west facing with its own Juliet balcony overlooking an immaculate private garden. It offers a double bedroom with built-in mirrored wardrobes, a generous living/dining room with feature fireplace, a compact yet fully equipped kitchen, and a modern shower room with generous non-slip cubicle and non-slip flooring.

Bellevue Court offers resident staff and a 24-hour Careline alarm system, a communal laundry room, and also a residents' lounge and guest suite.

Additional Information: The property is factored by First Port for an approximate annual fee of £2900, which includes 24-hour careline alarm system, garden upkeep, external window cleaning, maintenance of all communal grounds, communal lifts and block buildings insurance. Single occupancy owner must be 60+ years. Further owners must be no younger than 55+ years.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, blinds, integrated hob, eye level oven and grill, fridge and washing machine will be included in the sale (it should be noted that the electric fire is not in full working order and may need replaced by the purchaser). Some furniture may be available by separate negotiation.



PROPERTY FEATURES

- ❑ One-bedroom retirement apartment
- ❑ South-west facing sitting room with Juliet balcony
- ❑ Modern kitchen
- ❑ Light-filled double bedroom
- ❑ Modern shower room
- ❑ Shared landscaped gardens
- ❑ Residents' lounge and laundry room
- ❑ Residents' parking
- ❑ Double glazing
- ❑ Electric heating
- ❑ Careline alarm system
- ❑ EPC - B
- ❑ Council tax band - C
- ❑ Tenure - Freehold

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.



Floorplan Image - back page

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PARIS STEELE Property

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 the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.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.

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