



41 Bellevue Court

QUEENS ROAD, DUNBAR, EAST LoTHIAN, EH42 1YR

Property
PARIS STEELE

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Well-presented two-bed retirement property in the coastal town of Dunbar



PROPERTY DESCRIPTION

With breathtaking Dunbar coastal views and spacious, bright and well-presented accommodation, this second-floor retirement apartment in a sought-after McCarthy and Stone development is a must-see. Upon entering, a tastefully decorated and carpeted hallway welcomes you. From here there is a seamless flow into the generously proportioned sitting room. Boasting a spectacular outlook and with a stylish décor, built-in cupboard, and an electric living flame fireplace it is a most appealing living and reception area. Adjoining the sitting room and accessed through French doors, is a well-equipped modern kitchen complete with oak-effect wall and floor units, a tiled splashback, and grey quartz-effect worktops. Integrated appliances include an induction hob, extractor hood, and eye-level oven. Returning to the hallway, the light-filled principal double bedroom enjoys a delightful North Sea aspect and together with built-in mirrored wardrobes and a

wheelchair-accessible en-suite shower room with WC, washbasin, and handrails is a most comfortable retreat. The second double also enjoys plentiful light, a calm colour palette and ample room for freestanding furnishings. Completing the accommodation is a well-appointed bathroom comprising a WC, washbasin built into vanity, a bath with a wall-mounted shower and handrails.

FIXTURES & FITTINGS

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



PROPERTY FEATURES

- ✘ Two-bedroom retirement apartment
- ✘ Bright and spacious sitting room with sea views
- ✘ Modern kitchen
- ✘ Two double bedrooms, one with en-suite shower room
- ✘ Well-appointed bathroom
- ✘ Residents' parking
- ✘ Shared landscaped grounds
- ✘ Double glazing
- ✘ Electric Heating
- ✘ Careline alarm system
- ✘ Residents' lounge
- ✘ EPC - C
- ✘ 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, 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.

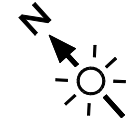
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



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



Approx. Gross Internal Area
875 Sq Ft - 81.29 Sq M
For identification only. Not to scale.
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PARIS STEELE

Thinking of selling your existing property?

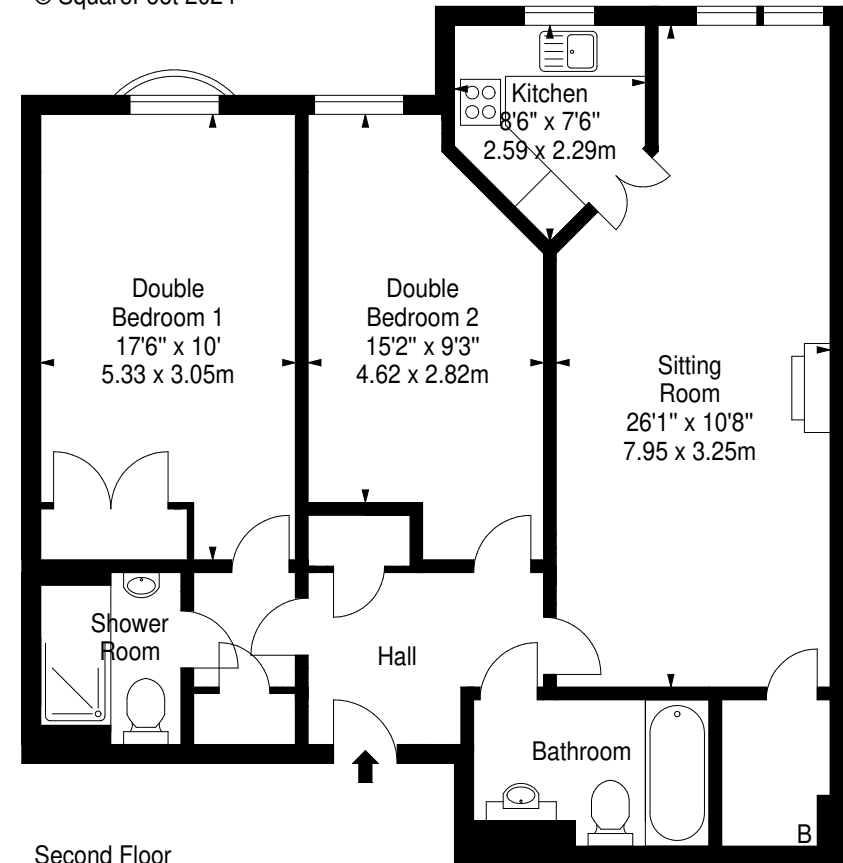
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Please Note:

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. 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.