



19 Bellevue Court

DUNBAR, EH42 1YR

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Peacefully situated in a desirable McCarthy and Stone Dunbar retirement complex boasting shared landscaped grounds, residents' parking, and captivating coastal views, this one-bedroom apartment offers a wonderful lifestyle.

Situated on the first floor, the front door welcomes you into a carpeted hallway decorated in a soft colour palette. From here you move into a spacious south-west-facing sitting dining room that enjoys plentiful natural light from elegant French doors leading to a Juliet balcony. Adorned with plush carpeting, a chic neutral décor, and a living flame fireplace it exudes a cosy and inviting ambience. Adjoining is a well-appointed modern kitchen accessed through French doors. Thoughtfully designed, oak-effect wall and floor units are complemented by a tiled splashback and grey quartz-effect worktops. Integrated AEG appliances include an induction hob, extractor hood, and eye-level oven.

The generous light and airy double bedroom is tastefully decorated and features built-in mirrored wardrobes.

Completing the impressive accommodation is a good-sized shower room complete with a WC, washbasin, towel radiator, and handrails. There is also a spacious storage cupboard in the hallway with convenient shelving.

Externally, there are communal gardens and residents' parking. Additional information: The property is factored by First Port for an approximate annual fee of £2600, 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 floor coverings, light fixtures, curtains and curtain rails, white goods, and integrated appliances to be included in the sale. (Super King bed available by separate negotiation).





PROPERTY FEATURES

- ❑ One-bedroom retirement apartment
- ❑ Bright south-west facing sitting dining room
- ❑ Modern kitchen
- ❑ Light and airy double bedroom
- ❑ Generous shower room
- ❑ Double glazing/Electric heating
- ❑ Residents' parking
- ❑ Shared landscaped grounds
- ❑ Careline alarm system
- ❑ Guest suite
- ❑ EPC - B
- ❑ Council tax band - C
- ❑ Annual Service Charge - £2,500

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.

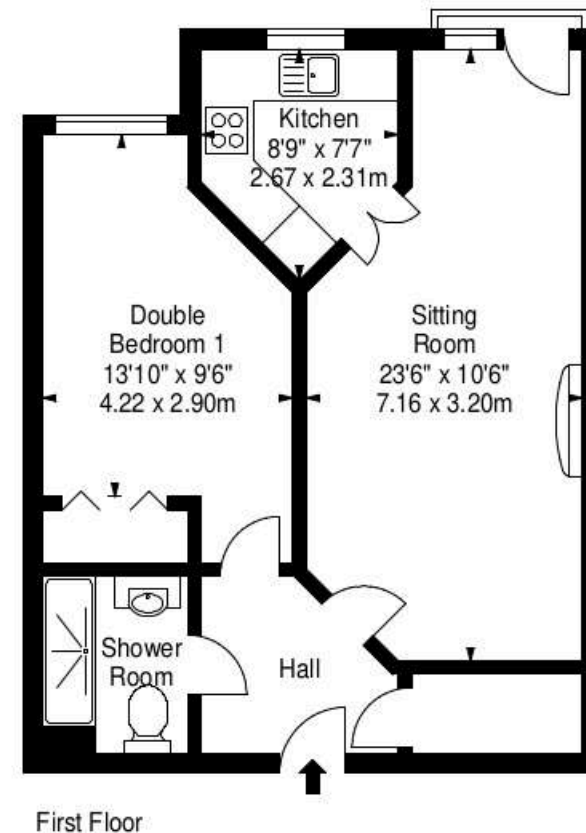
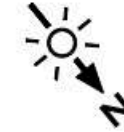
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



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



Approx. Gross Internal Area
529 Sq Ft - 49.14 Sq M
For identification only. Not to scale.
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Let's Talk

01620 497 497

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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 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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