



3 Countess Avenue

DUNBAR, EH42 1DY

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Boasting a south-facing rear garden and bright, spacious interiors, this three-bedroom linked detached bungalow is ideally located within easy reach of Dunbar's High Street, train station, and golf club. It is in need of upgrading and modernisation, but offers an excellent for buyers. A neatly maintained garden borders the driveway and carport, leading to the front door and into a welcoming, light-filled hallway. To the right, the generous south-facing sitting room is an inviting space. Flooded with natural light from a large picture window with rear garden views, and offering direct access, it is adorned with wood-effect flooring and an open fireplace, making it the perfect setting for entertaining or relaxed everyday living. Adjoining the sitting room and opening to the carport, the kitchen offers excellent potential. While requiring modernisation, it features generous worktop space, wall and floor units, and room for freestanding appliances.

Peacefully positioned to the rear, the sizeable principal double bedroom enjoys an abundance of natural light and is enhanced by built-in wardrobes and a tasteful décor, including carpeting.

The second bedroom is another comfortable double, while the third, a good-sized single, offers flexibility for use as a study or guest room. All bedrooms share access to a family bathroom that will benefit from a cosmetic upgrade but is equipped with a WC, washbasin, and bath.

Externally, the garden to the front creates a delightful impression with its lawn, mature trees, and borders. The south-facing rear garden enjoys a low-maintenance design of decorative stones and raised beds, whilst a greenhouse will delight gardening enthusiasts. The carport and driveway are ideal for off-street parking.

FIXTURES & FITTINGS

All fitted floor coverings and light fixtures are included.



PROPERTY FEATURES

- ❑ Three-bedroom linked bungalow
- ❑ South-facing sitting room with garden access
- ❑ Kitchen
- ❑ Three bedrooms - Two double, one single
- ❑ Family bathroom
- ❑ Front and rear gardens
- ❑ Driveway and carport
- ❑ Double glazing
- ❑ Electric heating
- ❑ EPC - F
- ❑ Council tax band - D
- ❑ 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, 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.

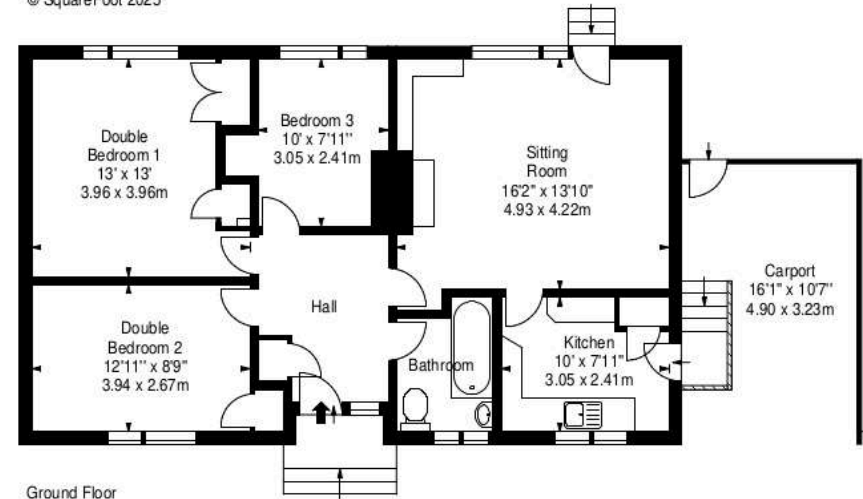
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



Countess Avenue,
Dunbar,
East Lothian, EH42 1DY



Approx. Gross Internal Area
834 Sq Ft - 77.48 Sq M
For identification only. Not to scale.
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