



4 Roxburghe Lodge Wynd

DUNBAR, EH42 1LP

Property
PARIS STEELE

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PROPERTY DESCRIPTION

4 Roxburghe Lodge Wynd is a well maintained and well-proportioned apartment that forms part of a Barratt development completed in 2003. Situated in an enviable position adjacent to both East Beach and Dunbar Golf Club, the apartment is ideally positioned for ease of access to the seafront and offers a fantastic opportunity to buy a coastal apartment with incredible sea views.

The front door opens to a spacious entrance hall with two walk-in hall cupboards providing good storage facilities. The ample-sized sitting room is bathed in natural light from a large bay window that provides fantastic sea views over the Forth to Fife, and a modern Dimplex fireplace, with an electric flame effect fire provides an appealing focal point to the room.

Entry to the communal stair is via a secure entry phone system with lift access to each floor. Number 4 is located on the first floor with the principal rooms situated to the front of the development offering the most uninterrupted coastal views available from the building.

The kitchen-breakfast room has a range of floor and wall mounted units to include an integrated Bosch oven with an electric Neff hob, as well as a free-standing fridge freezer and a Samsung washing machine.



A window behind the sink offers further sea views and there is enough space to place a dining table to the centre.

There are two double bedrooms, both with integrated wardrobes, the first to the front of the property with fantastic views of the coast and the other with an en-suite shower room that incorporates a shower, wash basin with cupboards beneath, and a WC.

The family bathroom completes the property with a shower over bath, wash basin, WC, mirrored cabinet, and a window that allows through plenty of natural light.

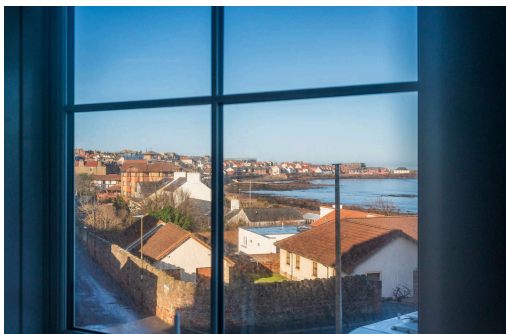
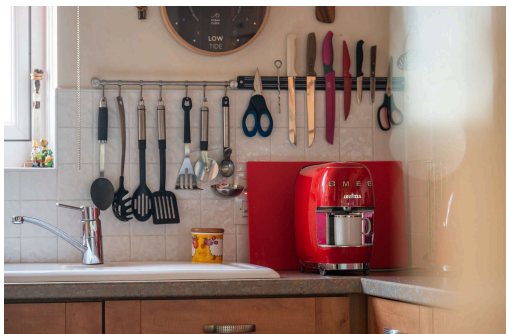
Outside there is a private communal car park to the front of the development with unallocated parking for the residents. A covered gated bin store is also provided for each apartment, which could further be utilised for external storage. The grounds surrounding the car park are regularly tended and consist of a small lawn, shrubs and hedging.



Additional Information: The development is managed by James Gibb Residential Factors, with a fixed charge of approximately £450 per quarter which includes buildings insurance, window cleaning, grounds/car park maintenance, communal stair cleaning, lift maintenance and factoring fees, with additional costs arising from electricity usage and common repairs.

FIXTURES & FITTINGS

All fitted floor coverings, light fittings, blinds, curtain rails, integrated Bosch oven with electric Neff Hob, free-standing fridge freezer and Samsung washing machine will be included in the sale.



PROPERTY FEATURES

- ❑ Two-bedroom apartment with incredible sea views
- ❑ Sitting room with large bay window
- ❑ Modern kitchen
- ❑ Two double bedrooms with integrated wardrobes
- ❑ En-suite shower room
- ❑ Contemporary bathroom
- ❑ Private residents parking
- ❑ External storage
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - B
- ❑ 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 and boasts an array of independent retail shops, galleries, cafes, 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 Belhaven 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.





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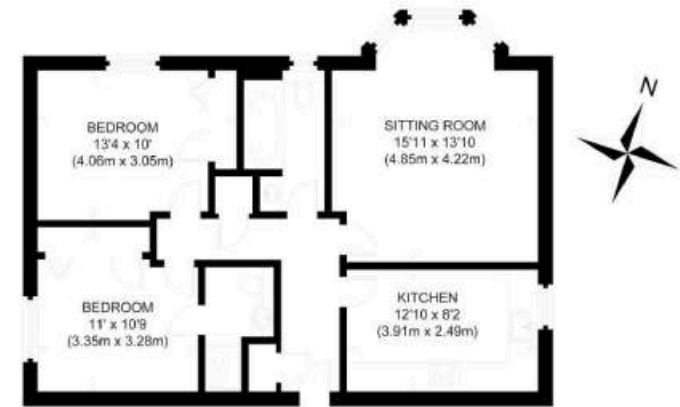
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PARIS STEELE Property



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 743 SQ FT / 69.1 SQ M

ROXBURGH LODGE WYND
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 743 SQ FT / 69.1 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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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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