



65 Kellie Place
DUNBAR
EH42 1GF

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DUNBAR

 4  2  2 EPC C

An excellent opportunity has arisen to acquire this bright, beautifully presented four bedroom family home in the coastal East Lothian town of Dunbar.

The ground floor of this property comprises; entrance hallway, good sized living room with bay window and decorative gas fireplace, WC, modern kitchen/dining area with access to sunroom. The first floor comprises; four bedrooms including three with integrated storage and one with ensuite shower room, family bathroom with bath and shower.

This property benefits from a private driveway leading to an integral single car garage, private gardens to the front and rear, gas central heating and double glazing.

Property Features

Sun room

Ensuite

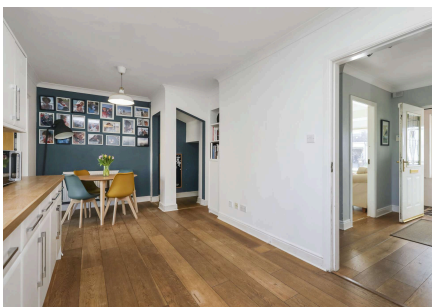
Integral garage

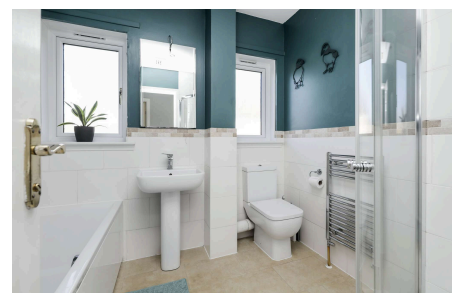
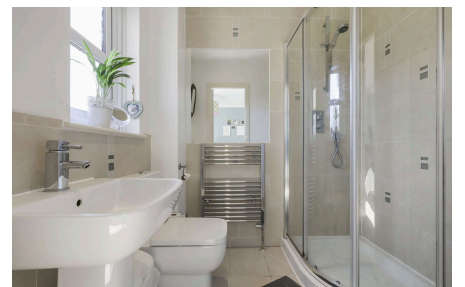
Modern interior

Private garden

Fireplace

Gas central heating



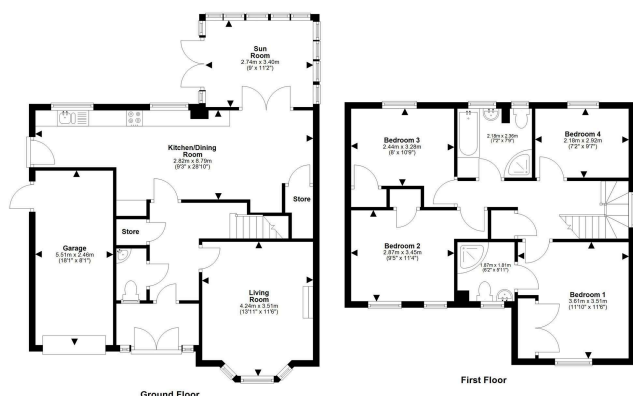




Dunbar is a popular East Lothian seaside town which has a bustling high street and wide selection of shops including an Asda Superstore on the outskirts of the town. There are two private nurseries, a Primary School and Grammar school all within easy access and there is also Belhaven Hill School in the private sector. There is a leisure centre with a swimming pool, two golf courses and excellent sandy beaches and a most attractive harbour which is now famous for outdoor sports including diving. There is easy access to Edinburgh City Centre by train (25 minutes) or via a regular bus service and access to the A1 and City Bypass is straightforward, Edinburgh being some 45 minutes by car.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.



0131 270 7777

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

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