



RALPH SAYER
SOLICITORS & ESTATE AGENTS

23 Kellie Place

Dunbar EH42 1GF

23 Kellie Place

Occupying a substantial plot in a modern development, this lovely four-bedroom detached villa represents the perfect family home in an ideal cul-de-sac location; within strolling distance of outstanding amenities, the vibrant High Street, schools, the train station and the beach. You are welcomed into the property by an entrance vestibule, with lovely tiled flooring, flowing through to a spacious reception hallway housing a convenient ground floor WC. To the left of the hall lies a generous living room; extended by a charming bay window, this reception area is arranged around an elegant fireplace with a homely feature fire and enjoys neutral décor. Continuing along the hall, a semi-open-plan dining room and contemporary kitchen awaits. The dining room offers ample space for a large table and chairs for seated family meals and entertaining and features French doors opening into a substantial conservatory. The adjoining kitchen is fitted with an excellent range of modern cream cabinets finished with black contemporary worktops. It incorporates an integrated double oven, electric hob with extractor over, dishwasher and fridge freezer. Leading from the kitchen is a beneficial Utility room hosting more kitchen units, another sink and giving access to the garden and garage. The conservatory is substantial in size and entered via French Doors from the kitchen/diner. It is fully double glazed, has tile effect flooring, heat from radiators and light and power. The full rear garden is visible from within and a door gives access outside.

Upstairs, a landing (with storage and loft access) leads to four generous bedrooms and the bathroom. The large master bedroom also has a substantial dressing area off, currently used as the bedroom, with flexibility to use either or both areas as the master bedroom and houses excellent built-in storage and benefits from its own en-suite shower room. Two of the remaining bedrooms incorporate built-in wardrobes, with the larger bedroom to the front of the property further benefiting from an en-suite shower room. The 4th bedroom sits to the rear of the property on the upper level. Completing the accommodation on offer is a family bathroom, comprising a shower-over-bath, sink and a WC-suite. Externally, the home enjoys an extensive, beautifully-landscaped and very private rear garden, incorporating a manicured lawn, patio and chipped stone areas, creating the perfect outdoor space for entertaining.

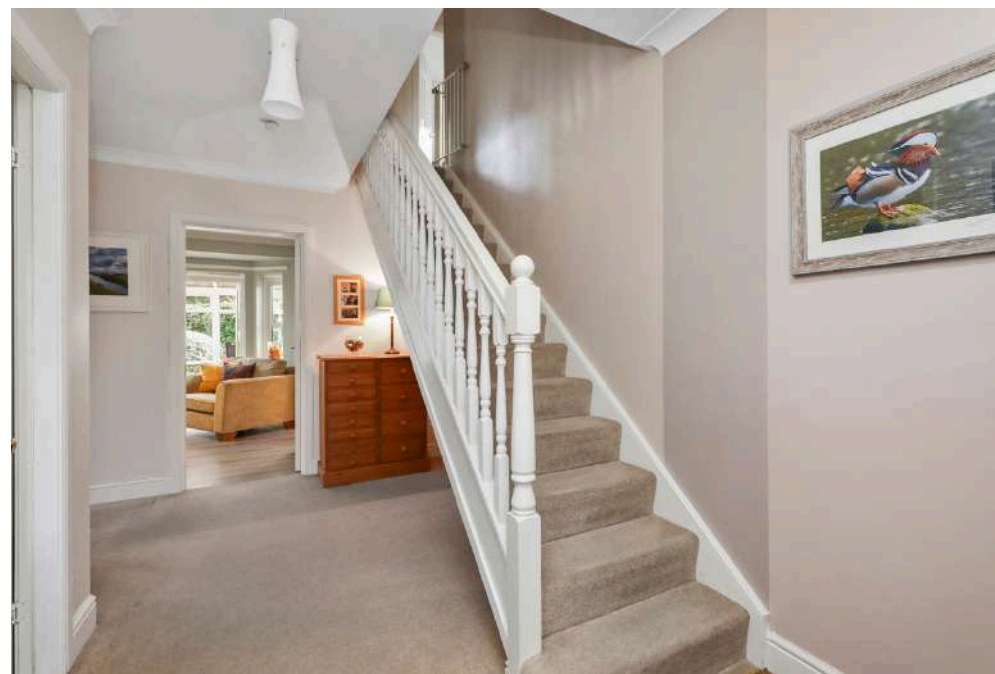
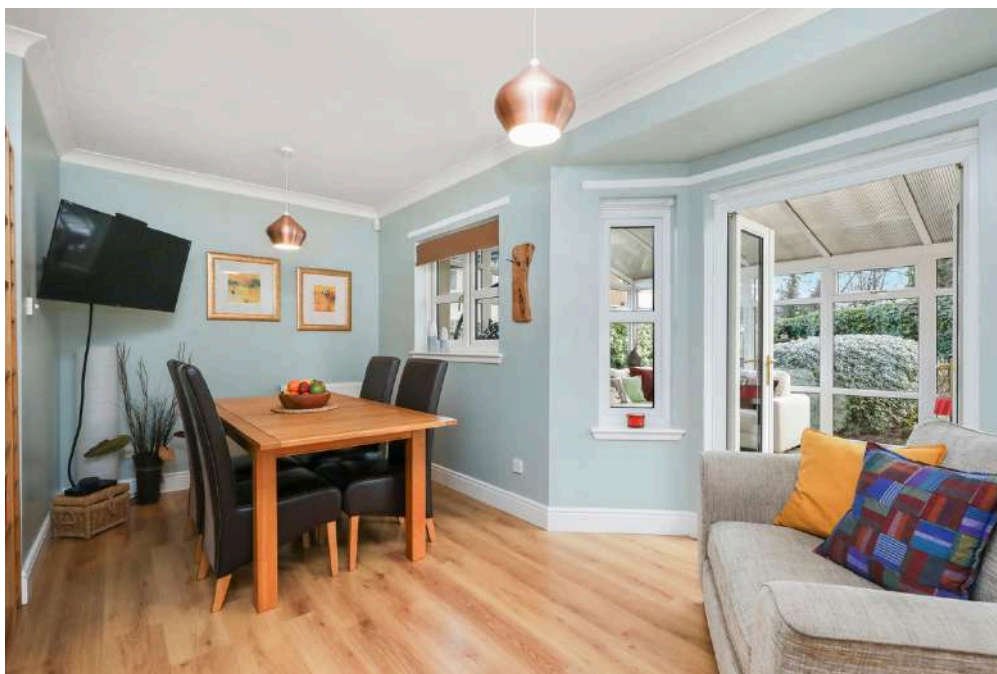








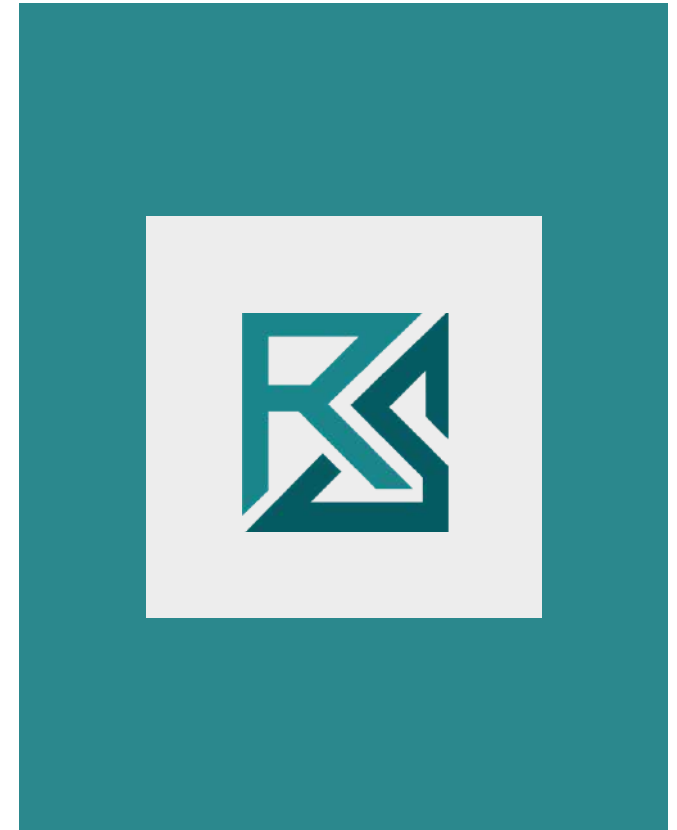
Lovely detached
family villa in
sought-after
Dunbar







BEDROOM 1 DRESSING ROOM

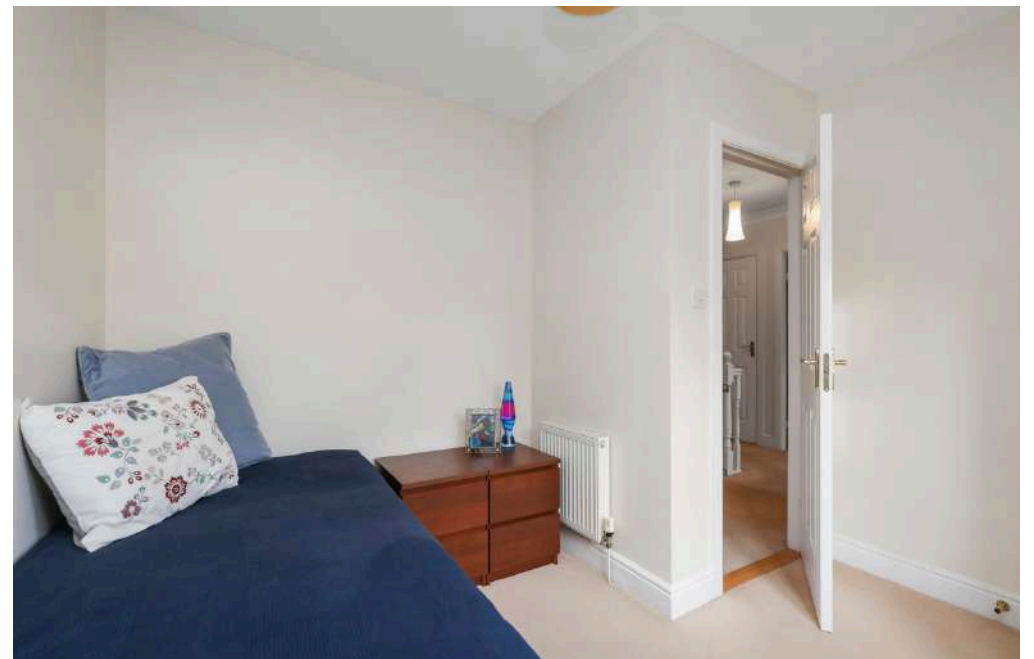


BEDROOM 1 DRESSING ROOM



BEDROOM 1 EN-SUITE SHOWER ROOM







Property Summary



- Modern residential development in Dunbar
- Detached villa
- Hallway
- Sitting room
- Semi-open plan kitchen & dining room
- Conservatory
- Master bedroom/Dressing room & en-suite
- Double bedroom with built-in wardrobes & en-suite

Kellie Place is factored by Kellie Place Residential Ass. with an approximate fee of £30 per quarter, this covers maintenance of the communal areas.

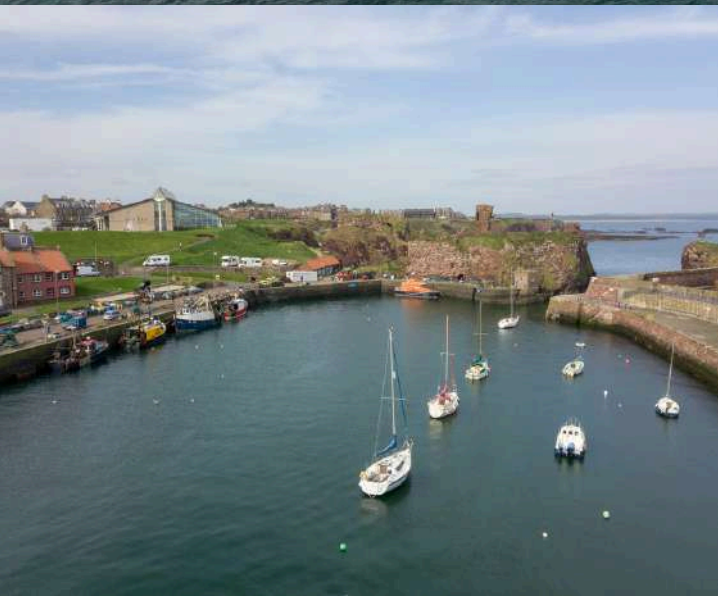
Extras : All fitted floor coverings, window coverings, light fittings and integrated kitchen appliances to be included in the sale.
All integrated appliances are sold as seen and although we believe them to be in working order, no guarantee can be given in this respect.

Home Report Value - £430,000

- Further double bedroom with built-in wardrobes
- Good-sized 4th bedroom
- Stylish three-piece family bathroom
- Gas central heating & double glazing
- Double garage with monobloc driveway to front
- Front garden
- Enclosed rear garden - lawn with patio seating area
- EPC Rating - D | Council Tax Band - F



DUNBAR



Dunbar

The historic town of Dunbar occupies a delightful coastal position. The town offers an excellent selection of amenities including a wide range of local shops, bars and restaurants plus a choice of supermarkets, a leisure/swim centre, two renowned golf courses, nursery, primary and secondary schooling plus a picturesque harbour. The John Muir Country Park is within easy reach and there are stunning walks along the coastline and within the surrounding East Lothian countryside. For commuters, the town has its own train station, a selection of regular buses to and from Edinburgh and surrounding areas, plus, there is ready access to the A1, north and south.

Let us help you find your next
dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 the 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

