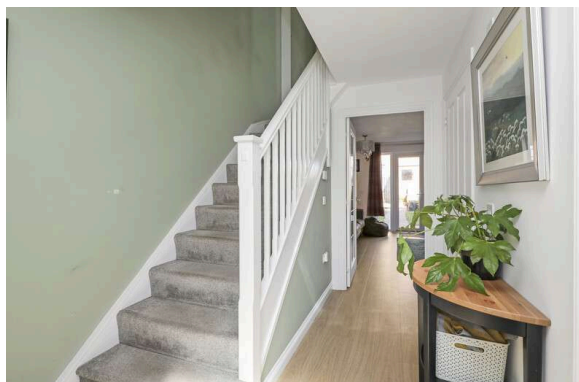




50 Brodie Road
DUNBAR | EAST LoTHIAN | EH42 1FJ


warners
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50 Brodie Road

DUNBAR | EAST LOTHIAN | EH42 1FJ

Nestled in the heart of a modern, manicured development in the heart of Dunbar, moments from fine coastal walks, excellent amenities and quick transport links is this immaculately presented semi-detached house. Boasting resident's parking a well-kept private rear garden, gas central heating and double glazing this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a contemporary kitchen with attractive units, a stylish lounge with doors to the garden and generous dining space and downstairs is completed by a useful W/C compartment. Following up a carpeted staircase the upper level enjoys three bright bedrooms (two double, 1 single) and the villa is completed by an exquisite bathroom with shower over bath. Externally the fully enclosed rear garden is laid to lawn with a seating area and shed.

- Modern semi-detached house
- Resident' parking
- Private rear garden
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Three bedrooms
- Stylish bathroom and a W/C
- Gas central heating
- Double glazing

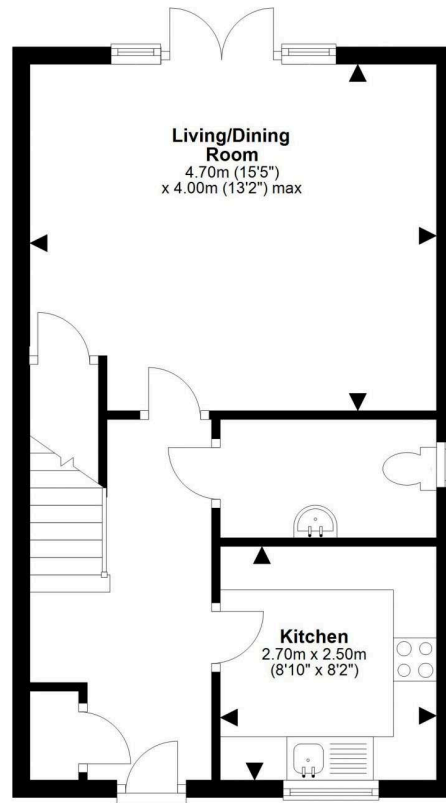
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



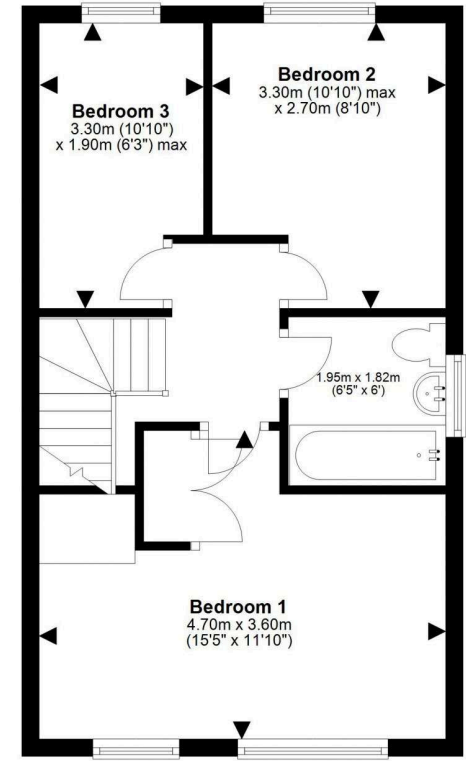
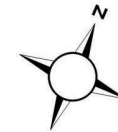
The historic East Lothian market town of Dunbar occupies a delightful coastal position located within easy commuting distance of Edinburgh via the A1. The town itself offers an excellent range of amenities including local shopping and several supermarkets, a leisure centre, two golf courses and harbour. The John Muir Country Park is within easy reach and stunning walks are available within the surrounding East Lothian countryside. Schooling is well represented from nursery to senior level. There is also a local train station and easy access to The A1 motorway network.

EPC C, Council tax band D. Factoring costs are approx £45 per quarter with Hacking and Patterson and covers upkeep of common ground and amenities, including gardening and maintenance. Extras included in this sale are all fixtures, light fittings, integrated appliances, and blinds.





Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.