



8 Lochend Avenue  
DUNBAR | EAST LoTHIAN | EH42 1NB

  
**warners**  
solicitors & estate agents



## 8 Lochend Avenue

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Set on a quiet street in the heart of Dunbar, moments from excellent amenities, quick transport links and fine coastal and countryside walks is this spacious semi-detached house. Boasting a driveway, private gardens, gas central heating and double glazing this property would make an ideal home in move in condition in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge with picture window and ample storage cupboard, a contemporary kitchen with attractive units and garden access, a useful W/C with utility space and following up a wide staircase the upper level enjoys two large double bedrooms and is completed by an exquisite bathroom with shower and separate bath. Externally the fully enclosed rear garden is an ideal low maintenance space with a paved section for al fresco entertaining.

- Semi-detached house in Dunbar, close to the sea
- Driveway and private gardens
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Two large double bedrooms
- Bathroom with shower and separate bath
- W/C and utility
- Gas central heating and double glazing



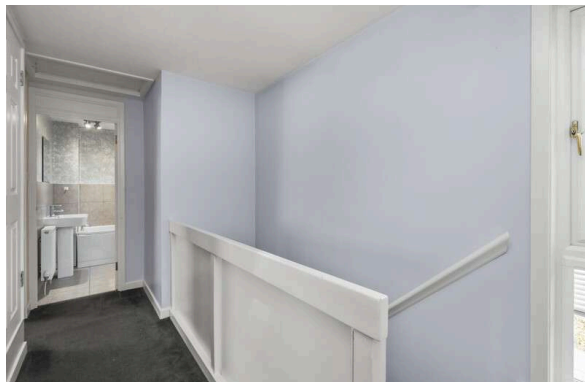
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

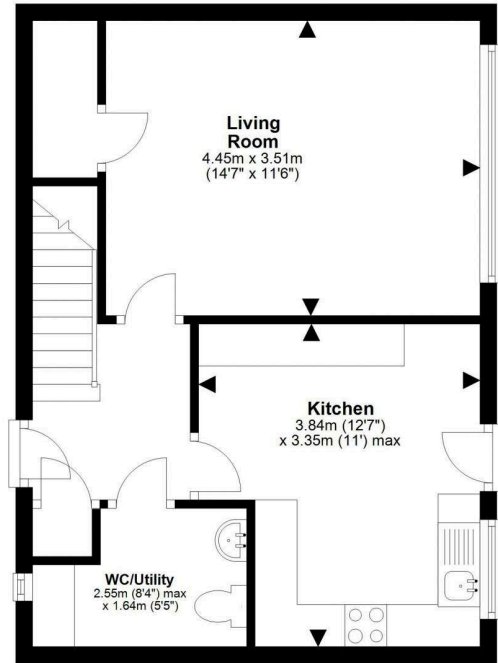
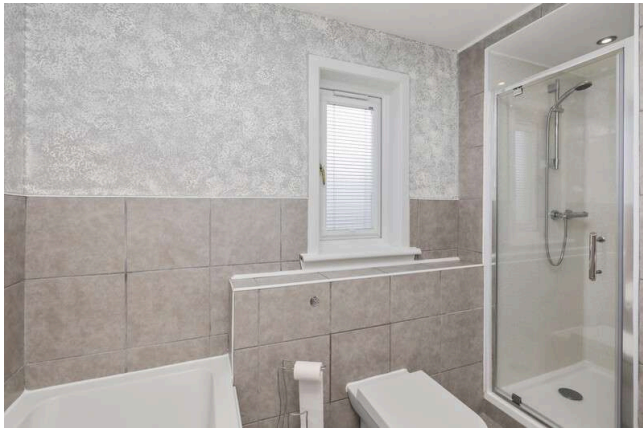


The historic East Lothian market town of Dunbar occupies a delightful coastal position, located within easy commuting distance of Edinburgh. The town itself offers an excellent range of amenities including local shopping and several supermarkets (Asda being located a short distance away), a leisure centre, two golf courses and delightful harbour. The John Muir Country Park is conveniently close 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 very speedy easy access to the A1 from this property.

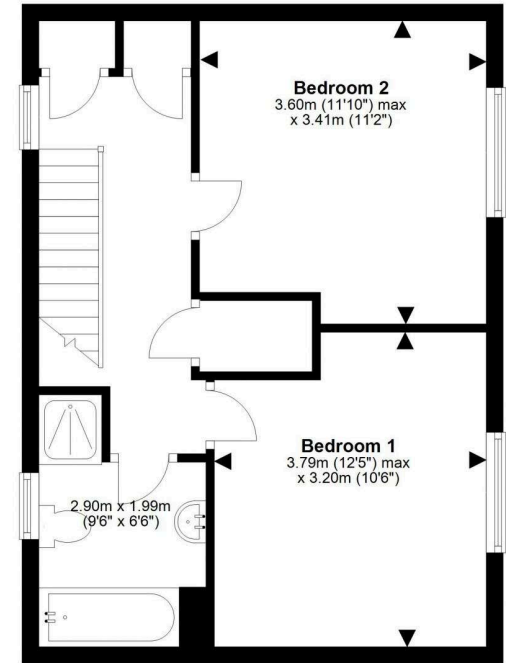
EPC D, Council tax B. There is no factoring cost associated with this property

All fixtures and fittings included in this sale, except the tv, fridge and freezer in the kitchen.





**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.