

campbell
smith

33 Sinton Park,
Dunbar,
EH42 1ZP



- Beautifully presented detached modern family sized villa
- Coastline views
- Move in condition
- Welcoming hallway
- Sitting room
- Stylish dining kitchen with integrated appliances & folding doors to the garden
- Utility cupboard
- Downstairs wc
- Master bedroom with en suite shower room
- 3 further bedrooms
- Family bathroom with white three piece suite
- Gas central heating. Double glazing
- Enclosed south west facing rear garden with deck & patio
- Integral garage with driveway

Offers Over : £375,000









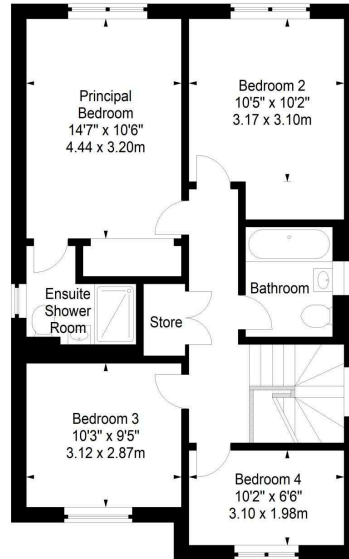
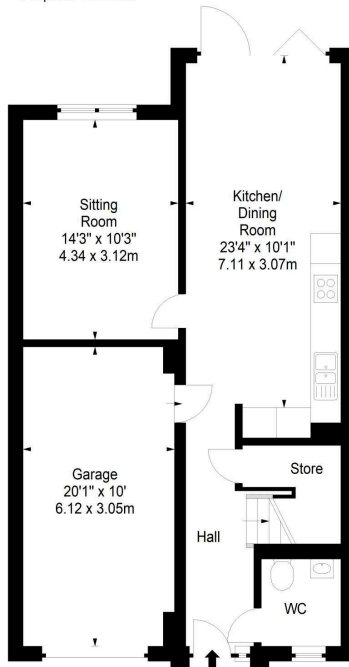




Sinton Park,
Dunbar,
East Lothian, EH42 1ZP



Approx. Gross Internal Area
1481 Sq Ft - 137.58 Sq M
(Including Garage)
For identification only. Not to scale.
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Extras

The integrated kitchen appliances and shed are included. No warranty is given regarding the services, systems or any appliances



Buses

Queens Road - 120



Shops

Asda on Spott Rd, Co-op, High Street



Schools

Dunbar PS, Dunbar Grammar



Parking

Paved drive leading to a single integral garage



Council Tax Band - F



EPC - B



Factor

Ross & Liddell - Maintenance of open green spaces approx. £50 per 6 months



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



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