

COULTERS<sup>©</sup>

# 10 WRITERS COURT

DUNBAR, EAST LoTHIAN, EH42 1EZ



3 BED



1 BATH



1 PUBLIC

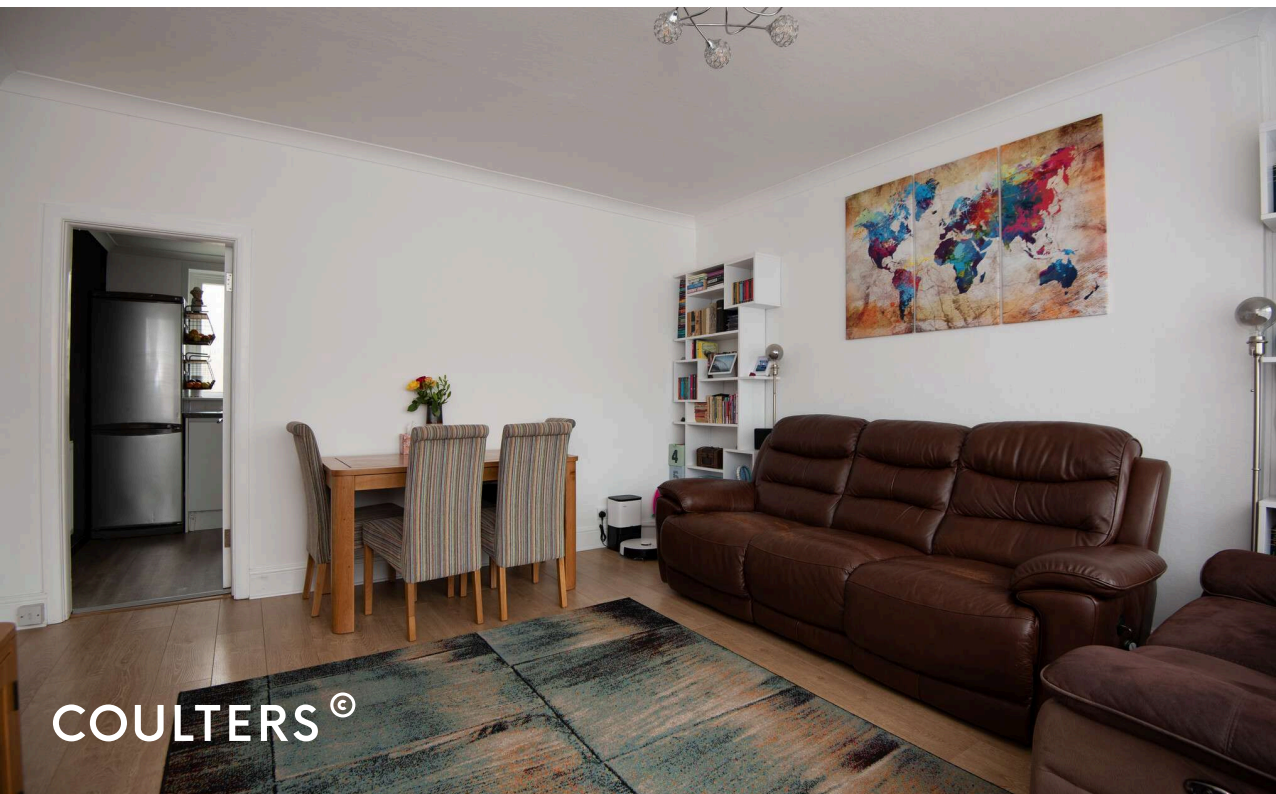




## TAKE A LOOK INSIDE

10 Writers Court is a well presented three bedroom semi-detached house peacefully located in Dunbar's historic conservation area, just steps from the iconic B-listed Old Harbour and within easy reach of an excellent range of local amenities, the train station, and the beach.

The property is situated within a well-established residential area and offers well proportioned family accommodation with the added benefit of a patio area to the rear, doors opening to a balcony to the front and ample on-street parking.



## KEY FEATURES



Modern, well proportioned accommodation



Three double bedrooms and bathroom



Good storage throughout and partially floored loft



Private patio and large external store



Ample on-street parking



Ideally located close to an excellent range of local amenities



EPC Rating - C



Council Tax Band - B





The well proportioned accommodation, arranged over two floors, comprises on the ground floor: a welcoming entrance vestibule with under stair storage; spacious sitting room/ dining room leading to a contemporary kitchen fitted with an excellent range of units, all appliances and a door opening to the patio; and a family bathroom.

A carpeted staircase leads to the first floor landing with good storage and access to a partially floored loft and three double bedrooms, all with built in wardrobes.

The property further benefits from double glazing throughout, a large external store and a shared drying green to the front.



# THE LOCAL AREA

Dunbar is a picturesque, historic coastal town in East Lothian surrounded by beautiful countryside and expansive beaches. With a real sense of community, the vibrant and award-winning high street has a wide array of independent retailers, popular restaurants, chemists, a post office, convenience stores, and opticians.

Recreational opportunities include Dunbar Leisure Centre with a swimming pool, flumes, and fitness classes; beautiful beach and cliff top walks; the John Muir Country Park and two golf courses. Families will love East Links Family Park, Coast to Coast surf school, and Foxlake Adventures.

Well-regarded local schooling includes Dunbar Primary School and Dunbar Grammar School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. Dunbar Railway Station provides direct routes to Edinburgh, London and Aberdeen. There is easy access to A1 making Edinburgh easily accessible by car, and bus.

## EXTRAS

The fitted floor coverings, carpets, sitting room curtains, blinds, light fittings, the induction hob, oven, fridge/freezer, dishwasher, washing machine and tumble dryer are included in the sale price.

**HOME REPORT VALUATION: £220,000**



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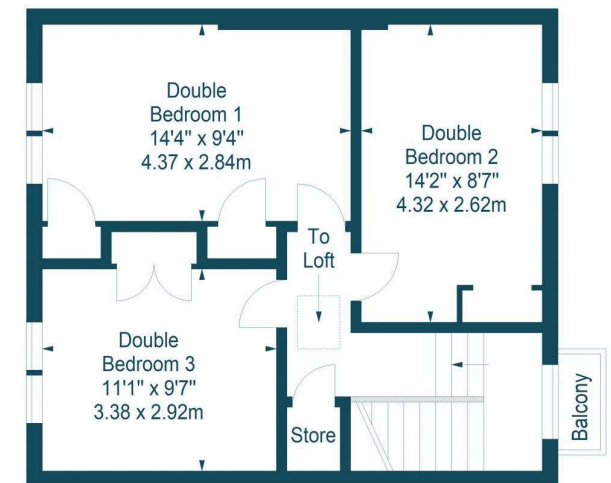
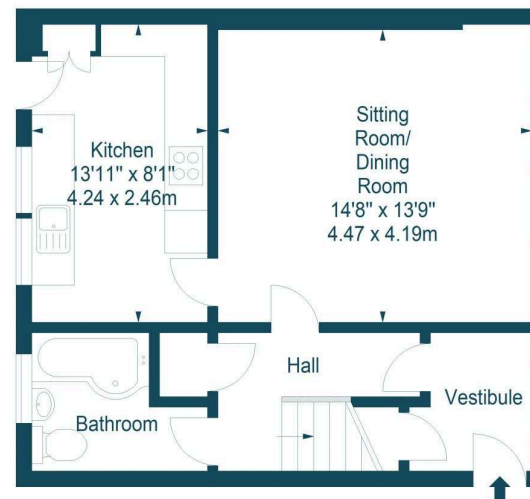
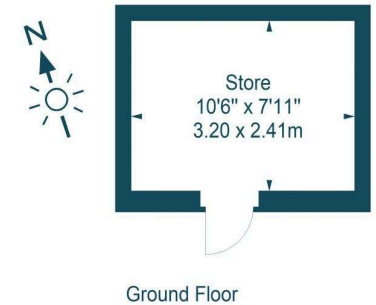


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**Writers Court,  
Dunbar,  
East Lothian, EH42 1EZ**



Approx. Gross Internal Area  
988 Sq Ft - 91.79 Sq M  
Store  
Approx. Gross Internal Area  
86 Sq Ft - 7.99 Sq M  
For identification only. Not to scale.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.