

COULTERS[©]

32 SIMPSON AVENUE

DUNBAR, EAST LoTHIAN, EH42 1XX

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A well-proportioned four bedroom family home offering a modern layout, set within a popular development in the desirable coastal town of Dunbar.

Located close to a variety of local amenities and well-regarded schools, this attractive property provides comfortable family living in a highly sought after area.



KEY FEATURES



Detached family home



Four bedrooms, one with ensuite



Landscaped garden to the rear



Garage and driveway



Within easy access of local amenities



Solar Panels



EPC Rating - B



Council Tax Band - F



The home benefits from a private driveway, single garage, and a beautifully landscaped rear garden featuring an easy to maintain artificial lawn, patio, and a spacious decked seating area, perfect for relaxing or entertaining outdoors.

The accommodation comprises a welcoming entrance hallway with a convenient WC, a spacious sitting room, and a well-planned kitchen/dining room with a breakfast bar, eye level double oven, gas hob, and ample space for a large dining table, with doors leading directly to the garden. A useful utility room provides additional storage and functionality.

Upstairs, the principal bedroom enjoys an en suite shower room and fitted wardrobes, complemented by three further double bedrooms and a stylish family bathroom.

The property further benefits from Solar Panels.





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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, water pursuits with Ocean Vertical, 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

All fitted floor coverings, carpets, blinds and integrated kitchen appliances are included in the sales price

The development is factored by Hacking & Patterson with an approximate annual fee of £200.

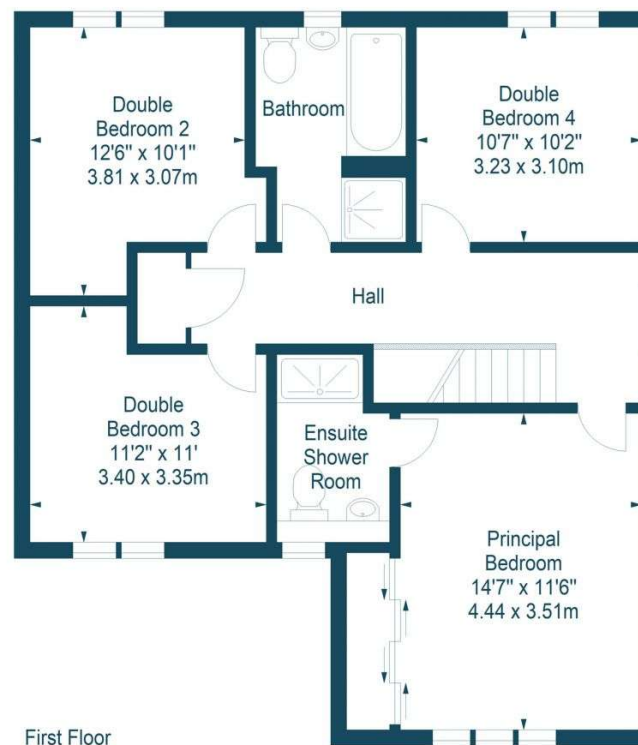
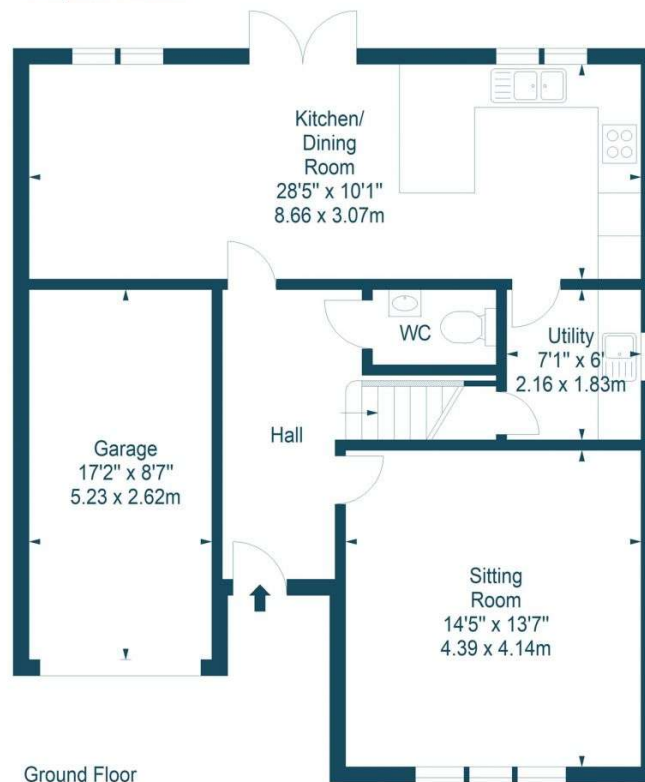
HOME REPORT VALUATION: £400,000



Simpson Avenue,
Dunbar,
East Lothian, EH42 1XX



Approx. Gross Internal Area
1482 Sq Ft - 137.68 Sq M
Garage
Approx. Gross Internal Area
147 Sq Ft - 13.66 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.