

8B FRIARSCROFT
DUNBAR, EAST LoTHIAN, EH42 1BP

CURRAN & CO
PROPERTY



8B FRIARSCROFT

DUNBAR, EAST LOTHIAN, EH42 1BP

OFFERS OVER £180,000



- Exclusive Residential Development
- Exceptionally Bright & Spacious First Floor
- Expansive, South-Facing Living Room
- Modern Dining Kitchen
- Two Generous Bedrooms with Storage
- Sizeable Shower Room
- Manicured Grounds & Private Resident's Parking
- Move-in Condition



Description

Forming part of a well-maintained residential development in the popular coastal town of Dunbar, 8B Friarscroft is an exceptionally spacious first floor apartment offering bright, well-proportioned accommodation in true move-in condition throughout. Enjoying generous room sizes, private residents' parking and excellent local amenities nearby, the property is ideally suited to first-time buyers, downsizers and those seeking an easy-to-maintain home.

Entered via a secure door entry system into a well-maintained communal stair, the accommodation

comprises: welcoming entrance hall with a generous storage cupboard; impressive south-facing living room flooded with natural light from three large windows; spacious breakfasting kitchen fitted with a range of base and wall-mounted units, integrated electric oven, ceramic hob, extractor hood and dishwasher, and space for a freestanding fridge/freezer and washing machine; generously proportioned principal bedroom with built-in wardrobes; further double bedroom with built-in storage cupboard; and contemporary shower room featuring a walk-in glazed shower enclosure, fitted vanity storage and heated towel rail.

Further benefits include electric storage heating, double glazing throughout, communal grounds and private residents' parking.

Extras

Extras to be included in the sale are all curtains and blinds, and integrated kitchen appliances only.

EPC Rating

The energy efficiency rating for this property is band B.

Council Tax

This property is subject to council tax band C.







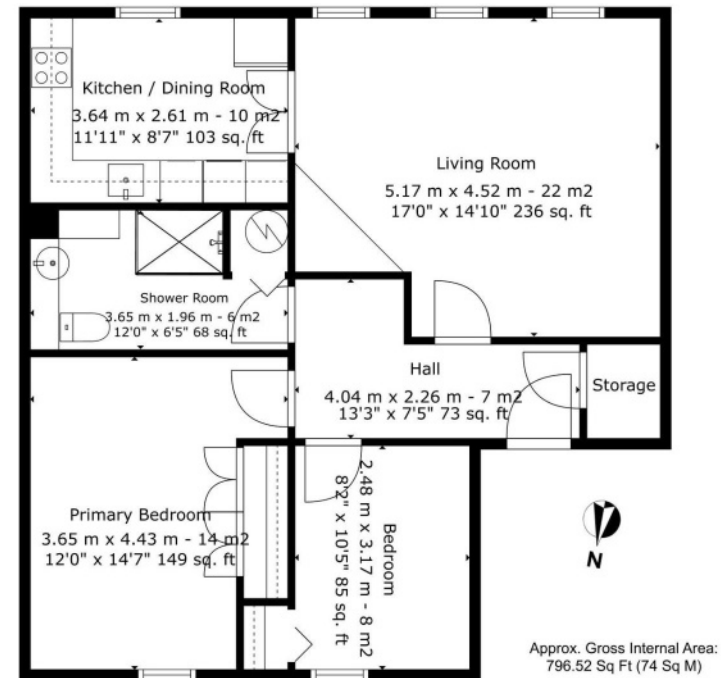
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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.