



2 Latch Road, Dunbar, EH42 1LZ



Welcome

Welcome to 2 Latch Road, Dunbar, a rarely available semi-detached property style, with two-bedrooms, and conservatory. We are delighted to present this spacious, family home to the market, situated in a sought-after residential area, in the lovely East Lothian town of Dunbar. The property has been improved throughout the years by its current owners and benefits from, gas central heating, double glazing, and private garden grounds to the front and rear with ample on-street parking. This superb property offers excellent value for money in today's market and is sure to prove to be a popular family option. Dunbar is well placed for the commute to Edinburgh city centre, the A1, City Bypass and Scottish road network. Viewing is by appointment and should be made at your earliest convenience.

- Entrance hallway with stairs to the upper level and store cupboard
- Spacious living and dining room with full height front facing window and patio doors to the conservatory
- Conservatory with French doors to the garden
- Modern fitted kitchen with a range of base and wall units, small breakfast bar, worktops, splashbacks, and integrated appliances
- Ground floor wet/shower room, with electric shower, wc, sink, and heated towel radiator
- Upper hallway
- Main bedroom with rear facing Dormer window, Velux window to the front and built-in mirrored wardrobes
- Bedroom two with Dormer window to the rear and Eve's storage
- Double glazing and gas central heating
- Private garden grounds to the front and rear with a garden shed

Agents Note:

The property's title is subject to a Repairs Grant from East Lothian Council for improvement works carried out in 2022. The conditions of the Grant are that the property:

- must be the owner or a family member's main residence.
- must be maintained as a dwellinghouse.
- must be kept in a good state of repair.

These conditions will apply for 10 years ending in 2032.







Dunbar

Dunbar is a vibrant coastal town situated in East Lothian, renowned for its stunning seafront, historic harbour, and welcoming community atmosphere. The town offers a wide range of local amenities, including independent shops, cafés, and restaurants, as well as excellent schooling and leisure facilities. With its picturesque beaches, scenic cliff-top walks, and easy access to both Edinburgh and the Scottish Borders via road and rail, Dunbar is the ideal location for those seeking a blend of coastal charm and modern convenience.

Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.



Get in touch

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Property Hub:

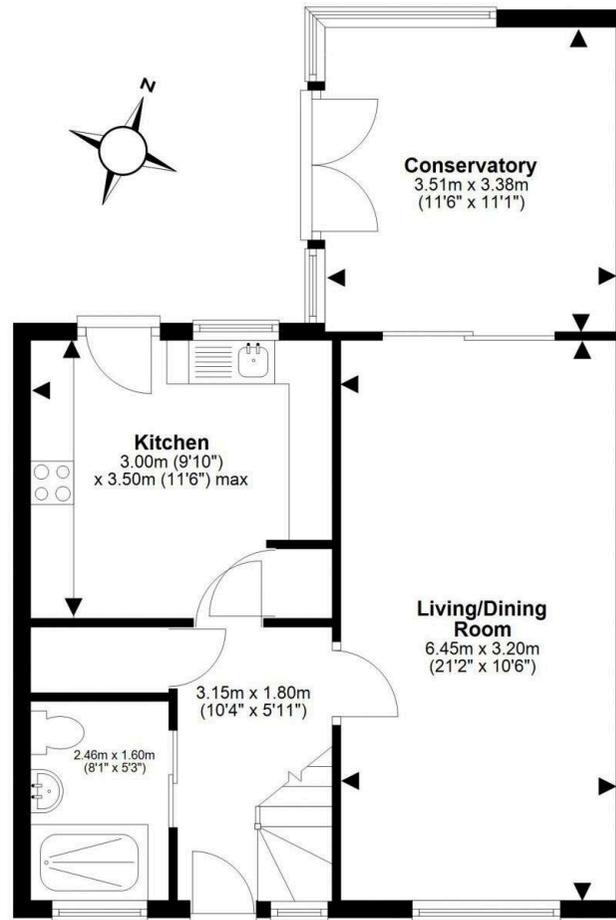
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

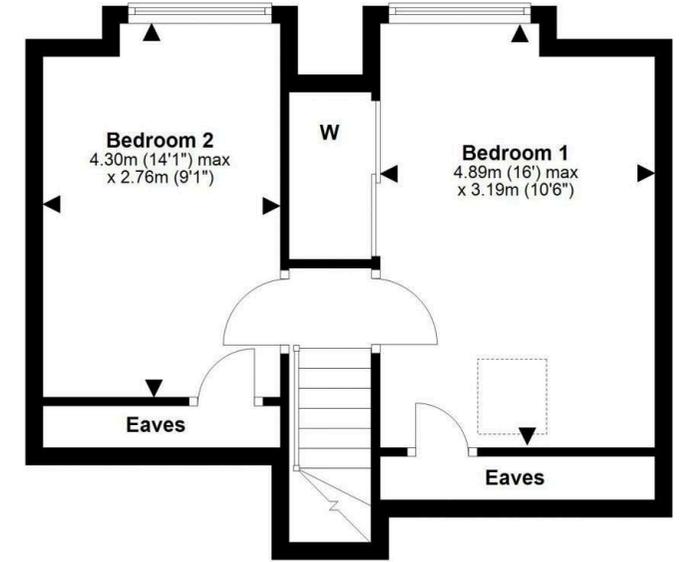
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.