



15 BELLEVUE AVENUE
DUNBAR, EAST LoTHIAN, EH42 1YB



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This two-bedroom semi-detached bungalow is a charming residence that comes with generous private parking and an easy-to-maintain garden. The home also has excellent storage throughout, helping to keep the interiors neat and tidy. Set on a cul-de-sac in the coastal town of Dunbar, it has a convenient location that will prove popular with a wide variety of buyers, including downsizers, first-time purchasers, small families, commuting professionals, and rental investors. It is just a short walk from local amenities and bus and rail links, and is well-positioned for easy access to the coast.

Upon entering the home, you are greeted by a hall with two built-in cupboards. The living/dining room is on the right. Here, light wallpaper is paired with an easy-upkeep floor, which adds a warm, wood-textured glow to the space. A large picture window bathes the room in natural light, while a handsome fireplace sets a focal point for arranging comfy furniture. The kitchen is next door, featuring a well-appointed selection of cabinets at base and wall level, alongside ample worksurface space. It has additional built-in storage and space for a range of freestanding appliances as well.

FEATURES

- A charming semi-detached bungalow
- Set on a cul-de-sac in Dunbar
- Hall with two built-in cupboards
- Living/dining room with fireplace
- Well-appointed kitchen
- Two bedrooms (one with a walk-in wardrobe)
- Bright three-piece shower room
- Low-maintenance private garden
- Private driveway for multiple cars
- Gas central heating and double glazing





On the opposite side of the hall, the two bedrooms are nestled side by side, both enjoying neutral décor and soft carpeting. The principal bedroom is a spacious double with a walk-in wardrobe, whilst the second bedroom is a versatile space that can be used creatively to suit your needs. A bright three-piece shower room (with further storage) finishes the interiors. Gas central heating and double glazing ensure year-round comfort.

Outside, the home has a private driveway with parking for multiple cars and it has a charming garden that is fully enclosed and laid with a patio, providing a delightful setting for summer dining.

Extras: all fitted floor and window coverings, and light fittings to be included in the sale. The freestanding white goods (electric cooker, fridge, and washing machine) are available upon request.







DUNBAR

Welcome to Dunbar, a vibrant town on the breath-taking East Lothian coast, boasting white sandy beaches, John Muir Country Park, protected woodland areas, a train station and an old working harbour. The town itself offers a lively High Street with award-winning shops including fresh produce and grocers, a baker, fine art galleries, coffee houses, restaurants, hardware shops, a florist, chemists, and a garden centre. On the outskirts of the town is a large supermarket, garden centre, and fast-food outlet, in addition to the famous DunBear: an imposing sculpture tribute to John Muir, designed by Andy Scott, the Scottish sculptor also responsible for the Kelpies. Dunbar's state-of-the-art Leisure Pool also offers a family-friendly pool with a wave machine and flume, a gym, and fitness classes, in addition to independently-owned options. The town benefits from a children's soft play centre, tennis courts, large sports grounds, two golf courses, a surf school, and an extreme water sport centre, as well as a popular family park on the outskirts. Dunbar is known for its outstanding schools, both at primary and secondary level in both the public and private sector, with renowned Belhaven Hill independent school in the town. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.



SCAN HERE
To learn more about Dunbar





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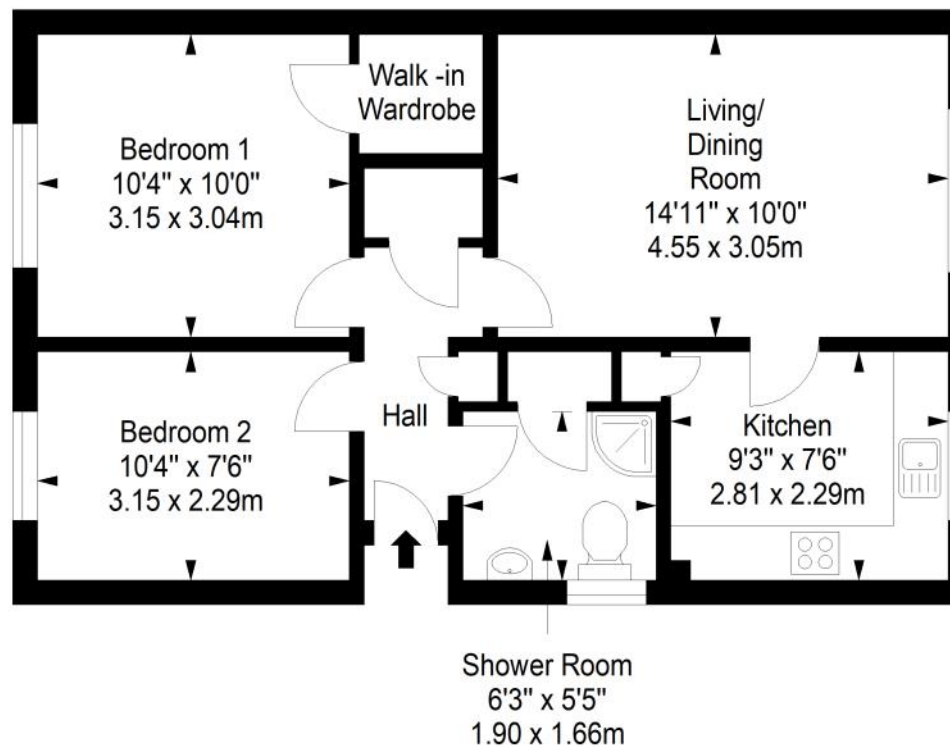
HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Ground Floor
Approx. 50.0 sq. metres (538.2 sq. feet)



Total area: approx. 50.0 sq. metres (538.2 sq. feet)