

Tranent

Call 01875 611211

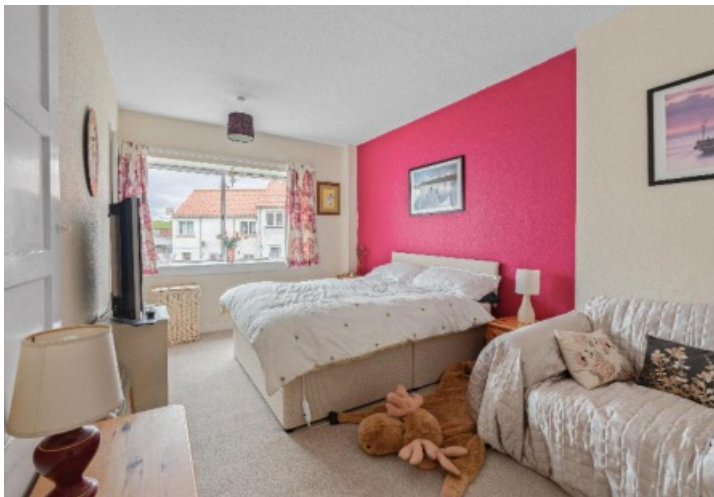
Offers Over £155,000

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5 Victoria Place, Dunbar, EH42 1HS



Rarely available, this fabulous three bedroom maisonette flat is situated just a stone's throw from the town's historic harbour and within walking distance of shops, the train station and picturesque beaches and parks. This delightful and spacious property, located on the 1st and upper floor, has breathtaking views over the harbour and the sea, and has a useful private external store (perfect for storing bikes) located in the vennel leading to a shared garden. This property, accessed via an external stairway, will make a fabulous home for a first time buyer, a professional person, or a holiday home/holiday let in a sought after location. Viewing is highly recommended.

Accommodation

FIRST FLOOR

- * External staircase leading to the front door on a veranda area overlooking the harbour
- * Light and airy hall with two storage cupboards
- * Sitting room with feature fireplace and amazing views
- * Spacious fitted kitchen with additional cupboards and free standing appliances
- * Part tiled bathroom/WC with shower over the bath

SECOND FLOOR

- * Landing with cupboard
- * Three generous double bedrooms, all with fitted storage

ADDITIONAL INFORMATION

- * Single glazing throughout
- * Individual electric heaters
- * Secure external storage cupboard
- * Shared rear gardens with drying area
- * Ample on street parking

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Approximate Gross Internal Area = 91.5 sq m / 985 sq ft

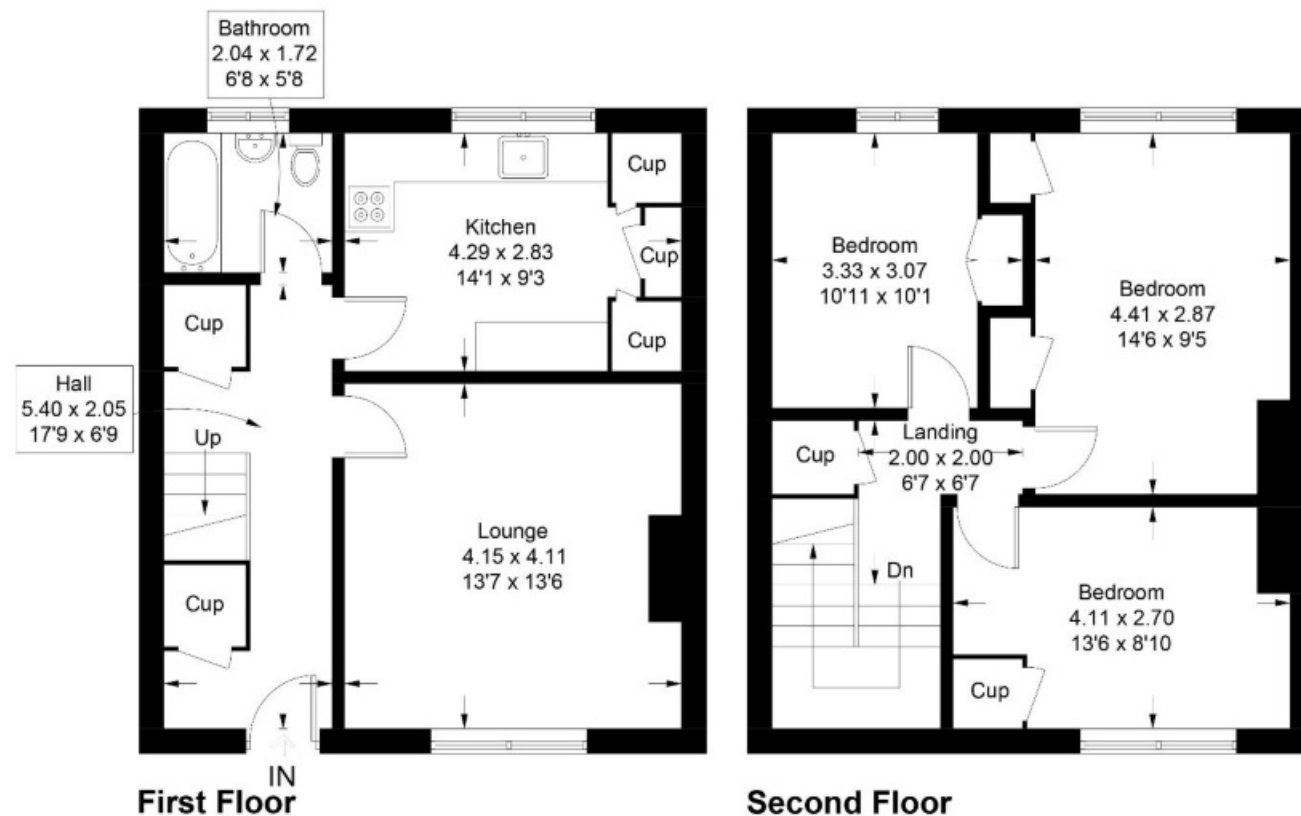


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1336686)

Location

Situated about thirty miles East of Edinburgh, Dunbar is the picturesque and historic East Lothian coastal town with lovely beaches and picturesque harbour. The award-winning high street is perfect for daily shopping needs and boasts an array of independent retailers, galleries, cafés, restaurants, bars, and convenience stores along with a post office, chemists, and opticians. On the outskirts of the town is a large Asda supermarket and garden center. For recreational pursuits, the town has a popular leisure center complete with a swimming pool, flumes, and fitness classes. There are also wonderful coastline, and countryside walks to enjoy as well as access to the John Muir Country Park and two acclaimed golf courses. East Links Family Park and Foxlake Adventures are fantastic destinations for all ages. There is well-regarded local schooling including Dunbar Grammar. Additionally, private schooling is available at nearby Bellhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh. Dunbar Train Station provides swift links to Edinburgh in approximately 25 minutes or via a regular bus service and access to the A1 and City Bypass is straight forward, Edinburgh being some 45 minutes by car.

Fixtures and Fittings

All fixtures and fittings, fitted floor coverings, curtain, blinds and light fittings are included in the sale. Some furnishings/appliances may be available by separate negotiation however are without warranty.

Services

Mains electricity, water and drainage

EPC

Band F

Council Tax

East Lothian Council Tax Band B

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Tranent
Call 01875 611211

54 High Street,
Tranent, EH33 1HH
Phone: 01875 611211
Email: tranent@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm

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Tranent,	Tel 01875 611211



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.