

Tranent

Call 01875 611211

Fixed Price £295,000



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3 Pikeman Crescent, Dunbar, EH42 1ZJ



Fabulous & spacious 3-bedroom semi-detached villa with driveway and lovely rear garden, built in 2023 & forming part of an established residential development on the edge of the sought-after East Lothian coastal town Dunbar, close to many local amenities & transport links. The accommodation comprises of a bright sitting room, stylish & modern fitted kitchen including integrated appliances (hob, oven, hood, fridge/freezer and dishwasher), separate dining area with French doors leading to the garden with patio area and cloakroom/WC. On the upper floor is the landing with 3 double bedrooms, master with en suite shower room/WC & fitted wardrobes, additional family bathroom/WC. To the front of the property is a small garden area & long driveway along the side of the property & to the rear is a good size fully enclosed garden with paved patio area. This property is in 'turn-key' condition & will make the perfect home for a young family.

Accommodation

GROUND FLOOR

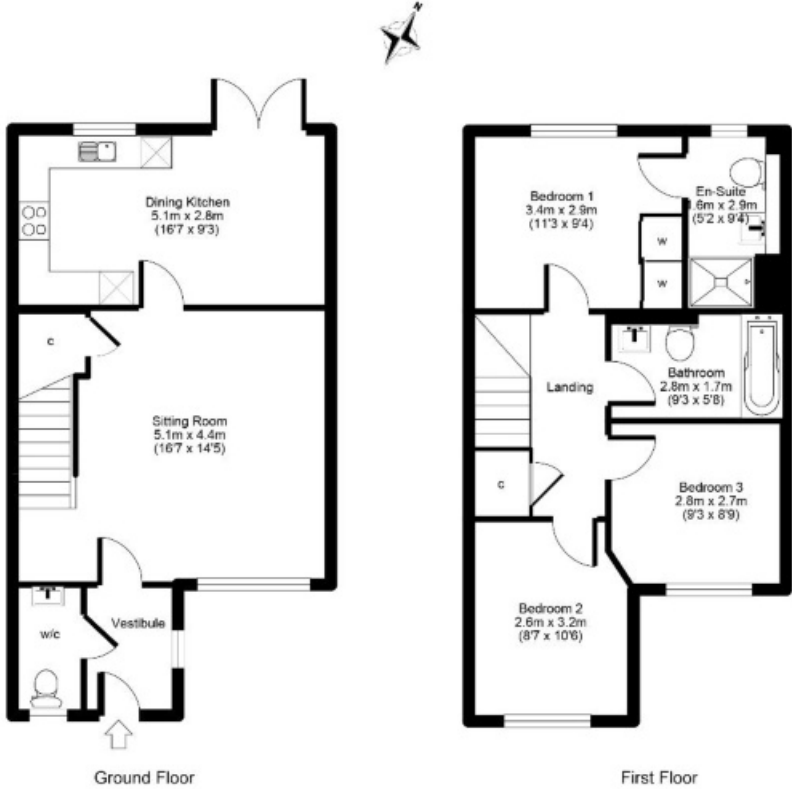
- * Vestibule with cloakroom/WC off
- * Sitting room
- * Stylish fitted kitchen/dining room with patio doors

FIRST FLOOR

- * Landing with storage cupboard
- * 3 Double bedrooms
- * Master bedroom with en suite shower room/WC & fitted wardrobes
- * Family bathroom/WC

ADDITIONAL INFORMATION

- * Turnkey property
- * Gas Central Heating & Double glazing throughout
- * Enclosed garden to the rear with paved patio area
- * Long driveway at the side of the house
- * Additional residents' parking available



3 Pikeman Crescent Dunbar EH42 1ZJ

All measurements and fixtures including doors and windows are approximate and should be independently verified. Copyright © 2024 PreviewMyHome.co.uk

Situation

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, caf  s, 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 centre. For recreational pursuits, the town has a popular leisure centre 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, including integrated appliances, fitted floor coverings, curtains and blinds are included in the sale.

Services

Mains electricity, gas, water and drainage

EPC

B

Council Tax

East Lothian Council Tax Band E

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

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
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.