

Tranent

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Offers Over £145,000

CULLEN KILSHAW
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85 Lammermuir Crescent, Dunbar, EH42 1DP



This spacious 2 bedroom main-door upper villa with private gardens front and rear, is situated on an established street in East Lothian's desirable town of Dunbar, close to excellent amenities including a good range of shops, primary and secondary schools, as well as good transport links including a station and also beautiful open spaces. The property enjoys light & airy interiors and offers an ideal opportunity for modernisation and upgrading, giving the new owner a blank canvas to put their own stamp on it.

Accommodation

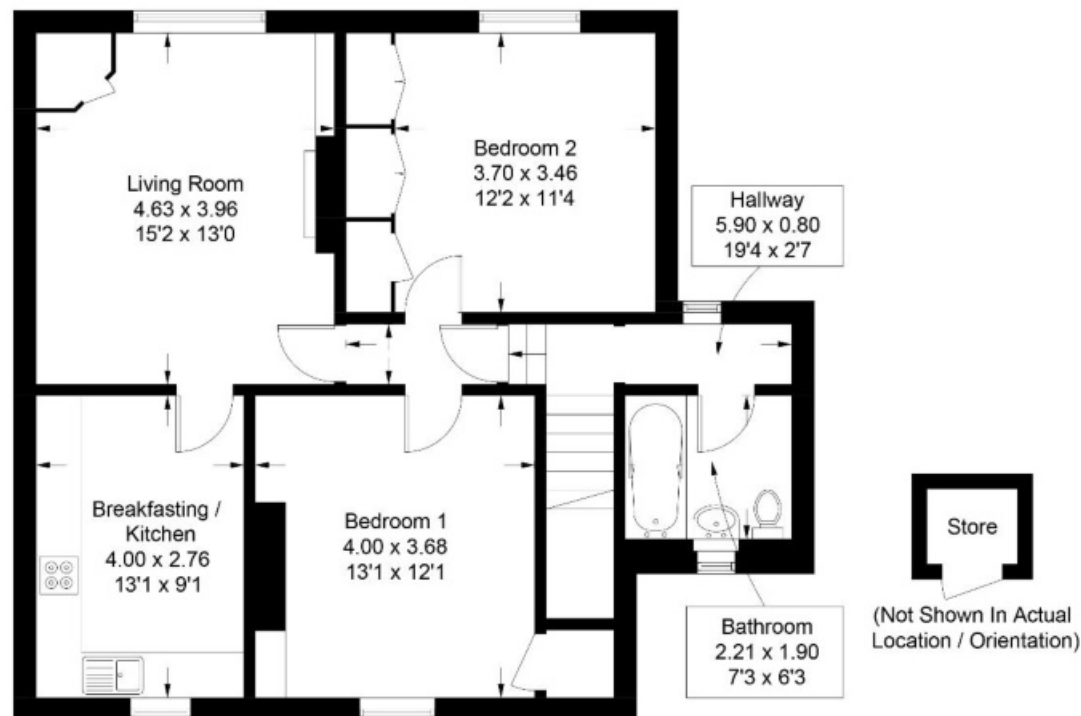
- * Main door entrance via stairs leading to the upper floor accommodation
- * Long hallway proving access to all rooms
- * Bright south-east facing sitting room
- * Breakfasting kitchen with ample units and worktops
- * Two good size double bedrooms, both with built-in storage
- * Part tiled bathroom/WC with shower over the bath

ADDITIONAL INFORMATION

- * Gas central heating and double glazing throughout
- * Easily managed private gardens to the front and rear
- * Useful external store
- * Ample on-street parking
- * Opportunity for modernisation and upgrading

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Approximate Gross Internal Area = 77.6 sq m / 835 sq ft
(Excluding Store)



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1259361)

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, 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 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, fitted floor coverings, window coverings and light fittings are included in the sale

Services

Mains electricity, gas, water and drainage

EPC

C

Council Tax

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
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Email: tranent@cullenkilshaw.com

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



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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.