



29 The Sycamores, Countess Crescent

DUNBAR, EH42 1AF

Property
PARIS STEELE

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PROPERTY DESCRIPTION

With residents parking and an enclosed south-west-facing rear garden, this two-bedroom ground floor property minutes from Dunbar town centre and train station presents a wonderful opportunity.

Opening to the south-west-facing rear garden, the bright and spacious sitting room with plush carpeting and a warm neutral colour palette is a lovely place to relax or entertain friends and family. At the front of the house, the stylish contemporary kitchen boasts cream wall and floor units, butcher block worktops, and integrated appliances that include a gas hob, eye-level oven and extractor hood.

Each of the two bedrooms including the south-west-facing double principal is light and airy with built-in wardrobes and an appealing interior design.

Completing the layout is a sleek shower room with hidden cistern WC and washbasin built into vanity.

Externally the delightful south-west-facing rear garden boasts ornamental paving, decorative stones and established shrubs. A garden shed is ideal for storage. There is residents' parking to the front.

Additional information: The property Factor is Hacking and Patterson. Common area maintenance and common buildings insurance is covered. Around £47.50 per month.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated oven, hob, extractor fan and fridge-freezer will be included in the sale.



PROPERTY FEATURES

- ❑ Two-bedroom ground floor flat
- ❑ Bright and spacious sitting room, opening to garden
- ❑ Contemporary kitchen
- ❑ Two double bedrooms
- ❑ Sleek shower room
- ❑ Enclosed south-west-facing rear garden
- ❑ Residents' parking - Allocated space
- ❑ Gas central heating
- ❑ Double glazing
- ❑ EPC - B
- ❑ Council tax band - C
- ❑ Tenure - Freehold
- ❑ Factor Fee - Around £47.50 per month

DUNBAR

Thirty miles east of Edinburgh, Dunbar is a picturesque, friendly, and historic East Lothian coastal town. 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 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 of course wonderful coastline and countryside walks to enjoy as well as access to the John Muir Country Park and two acclaimed golf courses. Foxlake Adventures is a 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.

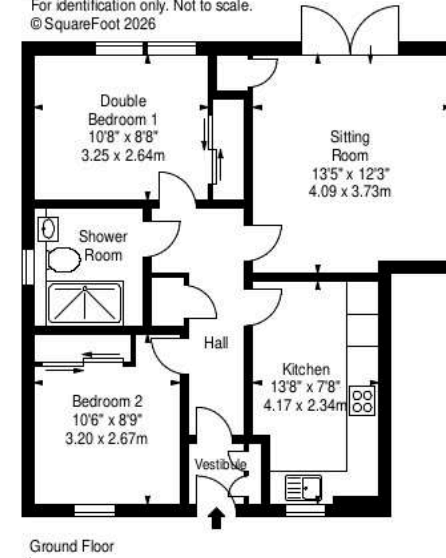
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



**The Sycamores,
Countess Crescent,
Dunbar,
East Lothian, EH42 1AF**



Approx. Gross Internal Area
647 Sq Ft - 60.11 Sq M
For identification only. Not to scale.
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PARIS STEELE Property

Please Note:

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2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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