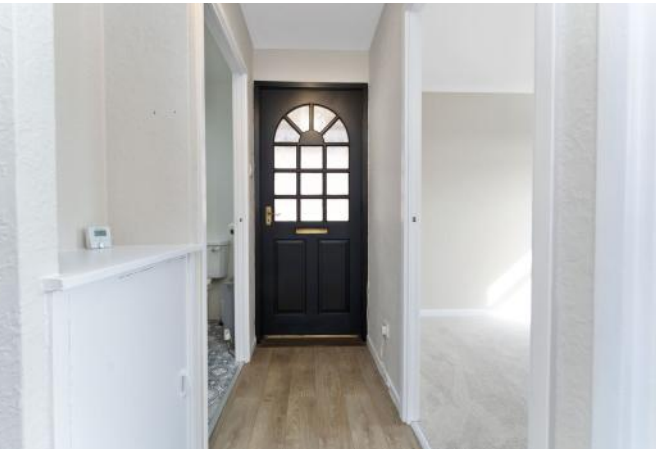




9 BELLEVUE AVENUE
&NBSP;DUNBAR, EAST LoTHIAN, EH42 1ND





This two-bedroom detached home is quietly situated in desirable Dunbar, just a short stroll from the high street, train station, the beach, and a primary school, with secondary schooling just over a mile away. The bungalow is move-in ready with a neutral decorative finish and is complemented by convenient garage parking and private gardens that are enclosed and south-facing to the rear.

Welcoming you inside is a bright central hall featuring oak-toned flooring and useful storage, including a utility cupboard. Off the hall, the living room is a spacious, light-filled area for relaxation, benefiting from soft carpeting, delicate accent décor, and direct kitchen access – a convenient layout for everyday living and easy socialising. The kitchen is classically styled with dove-grey and navy shaker-style cabinets offset by attractive patterned flooring. An integrated oven and gas hob with an extractor are included, alongside a undercounter fridge, with space for a dishwasher, and a freestanding washing machine and dryer discreetly housed in the hall utility cupboard.

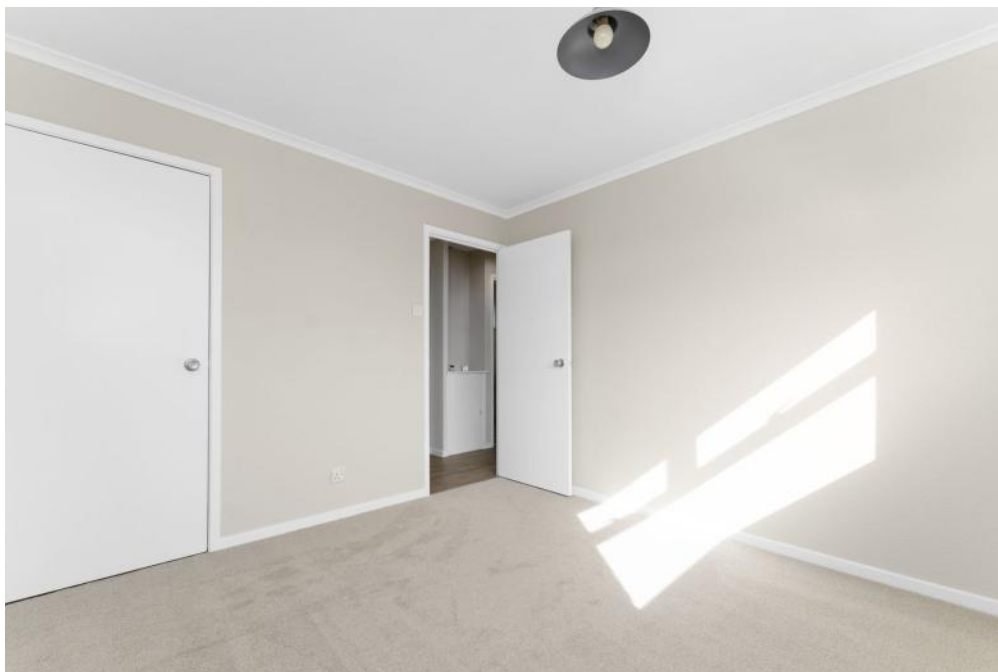
The two bedrooms enjoy a pleasant rear-facing position, with a southeast-facing aspect and private garden views. Both are carpeted for comfort.

FEATURES

- Peaceful central setting in coastal Dunbar
- Move-in ready detached bungalow with bright and airy interiors
- Inviting hall with storage and utility cupboard
- Elegant living room connected to the kitchen
- Shaker-style modern kitchen
- One double bedroom with storage
- Versatile second bedroom
- Modern shower room
- Neatly-landscaped front garden
- Enclosed south-facing rear garden
- Private driveway and detached single garage
- Gas central heating and double glazing

Virtually staged by Property Studios





The double bedroom is equipped with built-in storage, whilst the second bedroom, a generous single or cosy double, offers versatile use as a child or guest bedroom, or a dedicated home office. Finally, a naturally lit shower room is presented with practical aqua panelling and stylish patterned flooring. The property is kept warm and efficient via gas central heating and double glazing.

Outside, the neatly landscaped front garden creates an inviting first impression, whilst the fully enclosed rear garden enjoys a sunny south-facing aspect. It features a lawn framed by greenery and a seating terrace. For ample private parking and additional storage, there is a driveway and a detached single garage. Extras: All fitted flooring, light fittings, and appliances are included in the sale.

Please note: The living room has been virtually staged from an actual photograph of the room.







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 boasts a lively High Street with award-winning shops including fresh produce and grocers, bakers, butchers, banks, 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. Its state-of-the-art Leisure Pool also provides a gym and other fitness classes. The town benefits from tennis courts, large sports grounds, two golf courses and an extreme water sport centre. Dunbar is known for its outstanding schools, both at primary and secondary level. Prestigious independent education is also on offer, Belhaven Hill school recently named (by Spear's Magazine) as one of the top 100 private schools in the world. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.







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HOUSE SALES

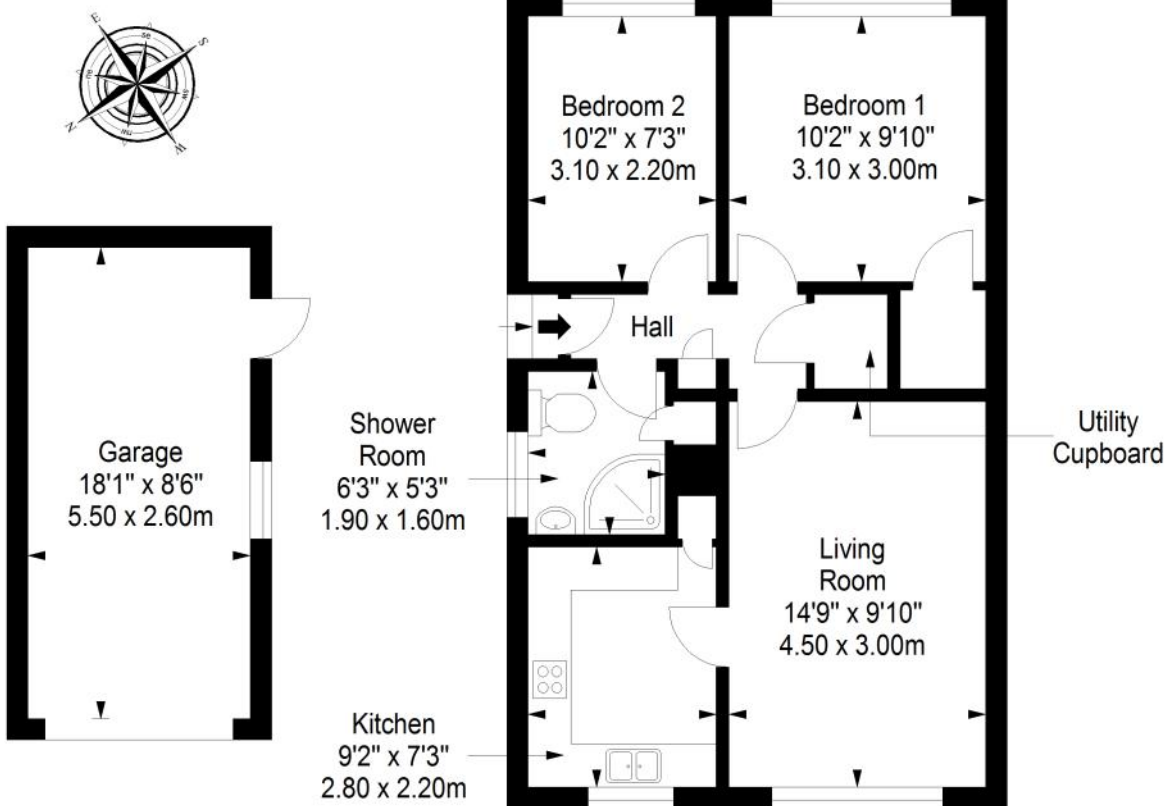
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

Garage
Approx. 14.3 sq. metres (153.9 sq. feet)

Ground Floor
Approx. 48.2 sq. metres (518.8 sq. feet)



Total area: approx. 48.2 sq. metres (518.8 sq. feet)