

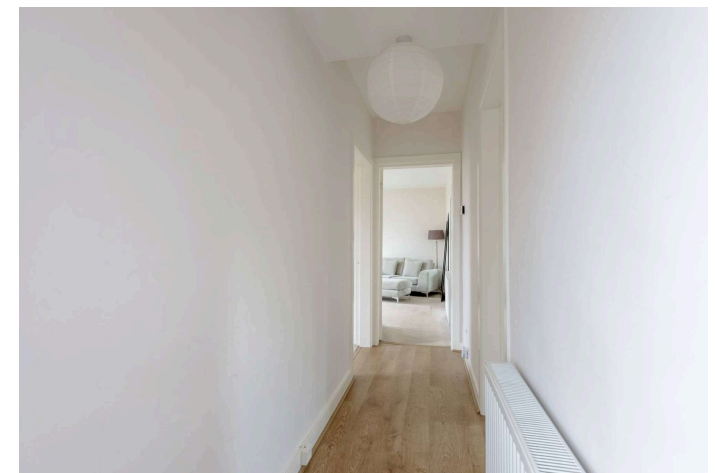


42 Doon Avenue

DUNBAR, EH42 1DJ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Presented in turn-key condition and with a delightful enclosed rear garden, this two-bedroom ground floor Dunbar villa within walking distance of the high street, train station, schooling and green space presents a wonderful opportunity.

Light-filled, the bay windowed east-facing sitting room exudes a sense of relaxation and comfort enhanced by plush carpeting, a serene decor and feature fireplace. Conveniently adjoining and overlooking the west-facing rear garden, the modern breakfasting kitchen showcases white gloss wall and floor units, wood-effect worktops and high-spec integrated appliances including a hob, oven, and extractor hood.

Each of the two bright, comfortable and versatile double bedrooms is tastefully presented and share access to a wet room.

Externally the expansive west-facing rear garden blends a mature lawn with decorative stones to create a tranquil alfresco escape. A garden shed offers additional storage. There is on-street parking.

FIXTURES & FITTINGS

All fitted floor coverings, curtains and blinds, integrated hob, oven, extractor hood and washing machine will be included in the sale. The lounge sofa suite, TV-stand, kitchen table and chairs, and bedroom wardrobe and drawers can be included in the sale price if desired.



PROPERTY FEATURES

- Two-bedroom ground floor villa
- Bright and spacious east-facing sitting room
- Modern west-facing breakfasting kitchen
- Two double bedrooms
- Wet room
- Enclosed west-facing rear garden
- On-street parking
- Double glazing
- Gas central heating
- EPC - C
- Council tax band - B
- Tenure - Freehold

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. 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.

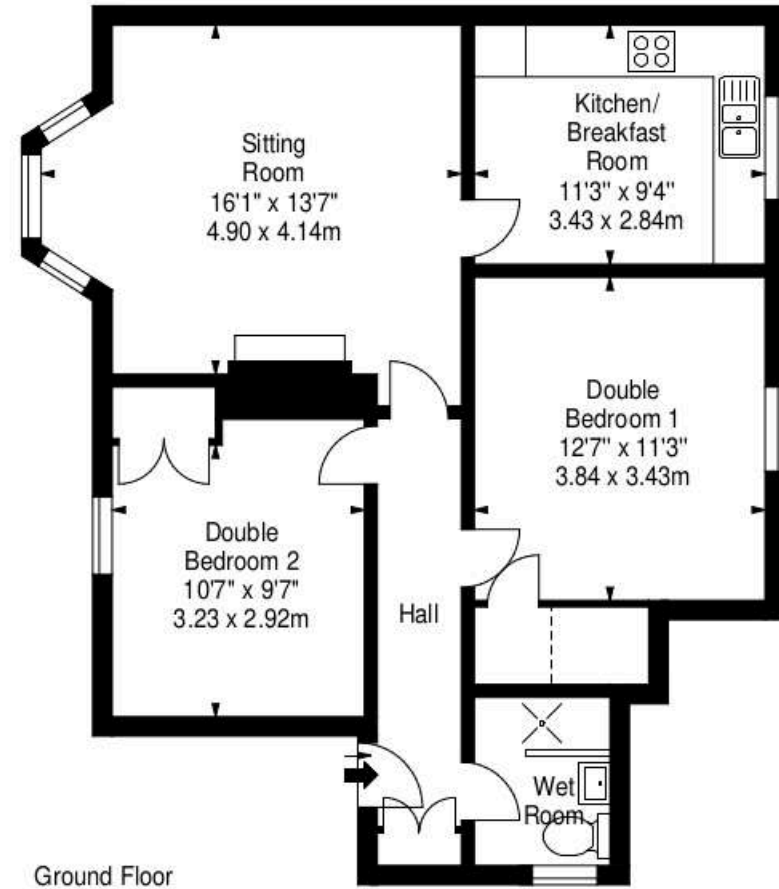
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



**Doon Avenue,
Dunbar,
East Lothian, EH42 1DJ**



Approx. Gross Internal Area
720 Sq Ft - 66.89 Sq M
For identification only. Not to scale.
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01620 497 497

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PARIS STEELE Property

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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.
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