



Flat 14, Broadhaven, East Links Road

DUNBAR, EH42 1LT

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Presented in turn-key condition and forming part of a sought-after retirement development, this two-bedroom apartment offers an excellent opportunity. Ideally positioned just moments from Dunbar's East Beach and within easy reach of the town centre, it combines comfort, convenience, and an enviable coastal setting.

Accessed via a welcoming, carpeted first-floor hallway, the property opens into a generous south-facing sitting room filled with natural light thanks to a large box bay window. Carpeted and finished in soft neutral tones, this inviting space offers a calm and comfortable setting, perfect for relaxing.

The living area leads seamlessly into a modern, well-equipped kitchen, complete with sleek white gloss wall and floor units, contrasting quartz-effect worktops, and integrated BOSCH appliances including an oven, hob, and extractor hood.

Both double bedrooms including a south-facing principal are bright and well-proportioned, providing peaceful retreats, served by a stylish contemporary bathroom fitted with a WC, washbasin, and bath with wall-mounted shower.





A useful utility cupboard completes the layout. Externally, residents benefit from two shared storage areas at lower ground floor level within the block, unallocated residents' parking and access to well-maintained shared garden grounds.

Additional Information: Factored by Hacking and Paterson, Edinburgh. Approximately £77 per quarter including cleaning and maintenance of all common areas and gardens, common buildings insurance and cyclical maintenance fund. Owners minimum age is 55+ (second owner does not have to be over 55 years).



FIXTURES & FITTINGS

All fitted floor coverings, bedroom curtains, fitted kitchen blinds, integrated oven, hob, extractor hood, free-standing washing machine, fridge and freezer will be included in the sale. The tumble dryer and living room curtains will not be included.



PROPERTY FEATURES

- ❑ Two-bedroom retirement apartment
- ❑ Bright and spacious south -facing sitting room
- ❑ Modern kitchen
- ❑ Two double bedrooms
- ❑ Well appointed bathroom
- ❑ Utility cupboard
- ❑ Shared landscaped grounds
- ❑ Residents' parking
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - C
- ❑ Council tax band - D
- ❑ Factor Fee - £77 per quarter

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, cafès, 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.

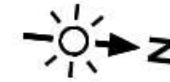
For recreational pursuits, the town has a popular leisure centre complete with a swimming pool and fitness classes. There are wonderful coastline and countryside walks to enjoy as well as access to the John Muir Country Park and two acclaimed golf courses.

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

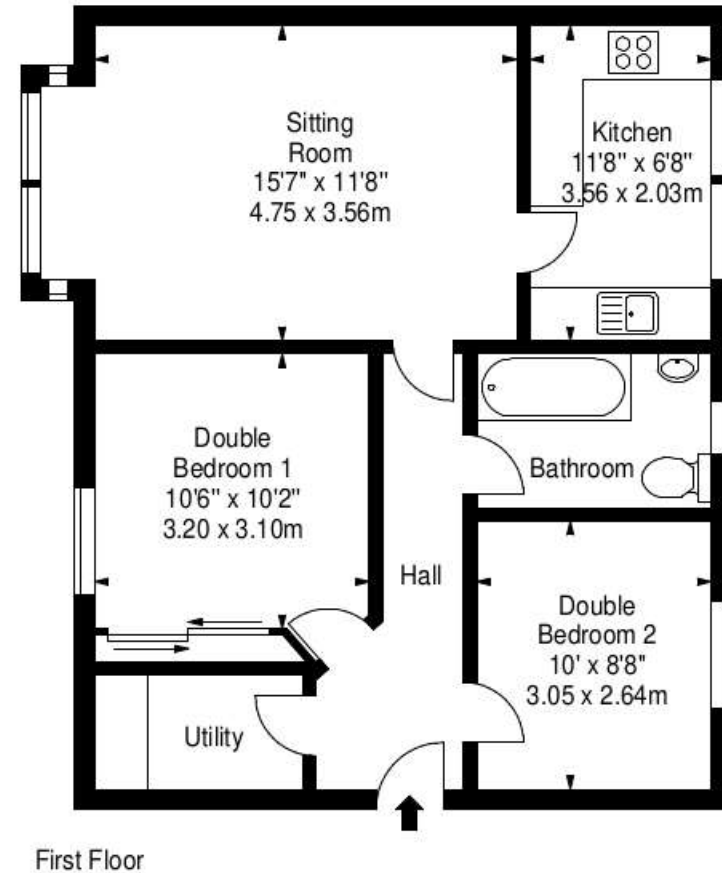




**Broadhaven,
East Links Road,
Dunbar,
East Lothian, EH42 1LT**



Approx. Gross Internal Area
670 Sq Ft - 62.24 Sq M
For identification only. Not to scale.
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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
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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