



Flat A Marine View, Edinburgh Road
Dunbar, EH42 ITS

A

"Rarely available traditional three-bedroom ground floor main door flat, ideally situated in the highly desirable coastal town of Dunbar"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN
- CONSERVATORY
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 / STUDY
- BATHROOM
- ENCLOSED SOUTH-FACING REAR GARDEN
- DRIVEWAY LEADING TO SINGLE GARAGE
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

A Royal Burgh, Dunbar itself is a delightful coastal fishing town and it also benefits from two excellent golf courses, one of which is a championship course. In addition, to the west of the town there are the wide open sands of Belhaven Bay with superb stretches of beaches and coastal walks which form part of the John Muir Country Park. Surrounded by lovely East Lothian countryside, this town has much to offer both Primary and Secondary schools, leisure centre with swimming pool, East Links Family Park and Dunbar and Winterfield Golf Clubs. Dunbar is also home to Scotland's only Cable Wakeboarding Park. Dunbar high Street has many local shops including grocers, bakers, butchers, banks, fine art galleries, coffee houses, restaurants, hardware shops, a florist, chemists and a garden centre with a variety of eating places. On the outskirts of the town is a large supermarket and another large garden centre. Dunbar has its own main line railway station providing regular train services to and from Scotland's capital city of Edinburgh. The A1 is only a few minutes' drive away giving excellent road links to Edinburgh, the International Airport and other areas of central Scotland.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.

DESCRIPTION

Rarely available traditional three-bedroom ground floor main door flat, ideally situated in the highly desirable coastal town of Dunbar. Although the property would benefit from upgrading and modernisation, it presents a fantastic opportunity for purchasers to create a home suited to their own individual style and preferences. The accommodation comprises: entrance vestibule; welcoming hallway; bright and generously proportioned living room; impressive front-facing bedroom 1, featuring beautiful ornate cornicing, high ceilings and fireplace, offering excellent flexibility as it could also serve as a second public room; double bedroom 2 with fitted wardrobes; single bedroom 3; kitchen positioned to the rear; conservatory with access to the rear garden and a family bathroom with separate bath and shower completing the internal accommodation. Externally, the property benefits from a small front garden together with a driveway leading to a single garage. To the rear is a delightful south-facing garden, fully enclosed and mainly laid to lawn, providing a wonderful outdoor space for relaxing and entertaining.

EPC RATING

The energy efficiency rating for this property is band E

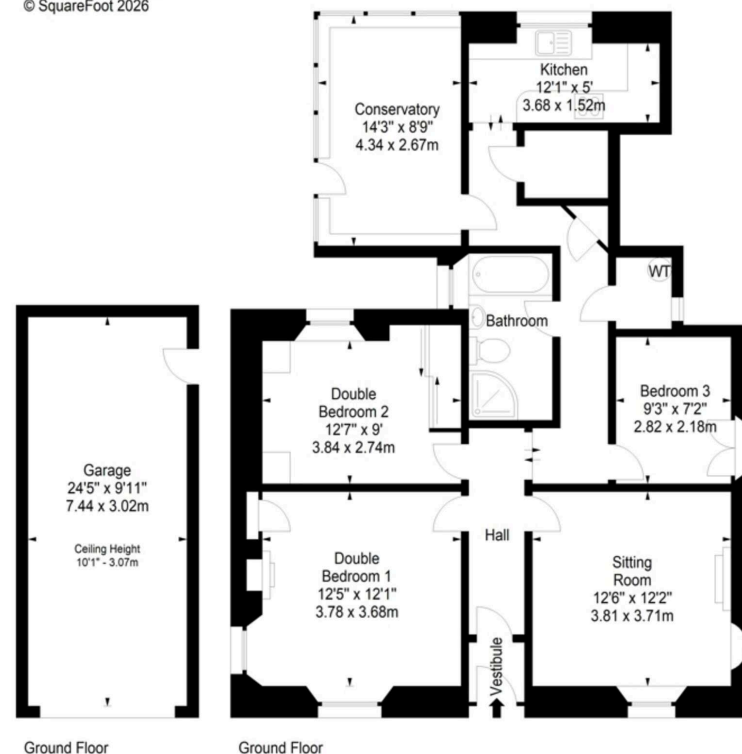
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Marine View,
 Edinburgh Road,
 Belhaven,
 Dunbar,
 East Lothian, EH42 1TS



Approx. Gross Internal Area
 1013 Sq Ft - 94.11 Sq M
 Garage
 Approx. Gross Internal Area
 245 Sq Ft - 22.76 Sq M
 For identification only. Not to scale.
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