



Flat B, Criterion House Duke Street

BELHAVEN, EH42 1NT

Property
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PROPERTY DESCRIPTION

Beautifully light and airy, and presented in immaculate move-in condition, this two-bedroom first-floor apartment in a conservation area in the village of Belhaven close to picturesque Belhaven Bay, Winterfield Golf Course, and Dunbar High Street is sure to appeal to a broad range of buyers, from downsizers and investors to first-time buyers or those in search of a stylish pied-à-terre.

To the right of an inviting carpeted hallway, a south-east-facing living room boasts two charming bespoke built-in window seats framed by working shutters, high ceilings and original cornicing. With carpeting, a soft decor and wood burner housed in an oak mantle it exudes warmth, comfort and relaxed elegance.

The hallway leads to the bright kitchen which enjoys a sleek contemporary design showcasing gloss handleless white wall and floor units, light grey illuminated worktops and high-quality integrated AEG appliances including a hob, oven and extractor hood.

The two double bedrooms are tastefully decorated, light-filled and comfortable with the dual-aspect principal benefiting from an en-suite WC and built-in wardrobes.



Completing the internal layout is a well-appointed skylit shower room.

Externally the property has a private south-west-facing patio with storage below ideal for relaxing and entertaining. There is ample on-street parking in the surrounding streets.



FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated oven, hob, extractor hood, fridge, dishwasher and free-standing washing machine will be included in the sale. Some furniture may be available by separate negotiation.



PROPERTY FEATURES

- Two-bedroom apartment
- Bright and spacious south-east-facing living room
- Sleek contemporary kitchen
- Two double bedrooms, one with en-suite WC
- Shower room
- Private south-west-facing patio
- On-street parking
- Double glazing
- Gas central heating
- EPC - D
- Council tax band - C
- Tenure - Freehold

BELHAVEN

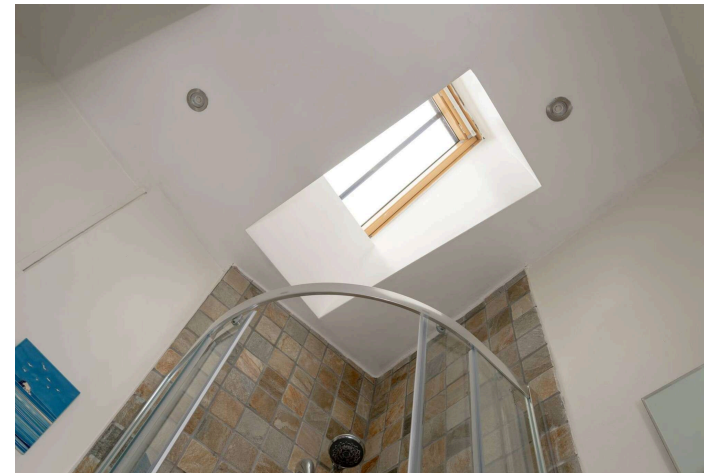
Thirty miles east of Edinburgh, Dunbar is a picturesque, friendly, and historic East Lothian coastal town.

The property is located in Belhaven, and is just a short stroll from picturesque Belhaven Bay, and Winterfield Golf Course.

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, 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.

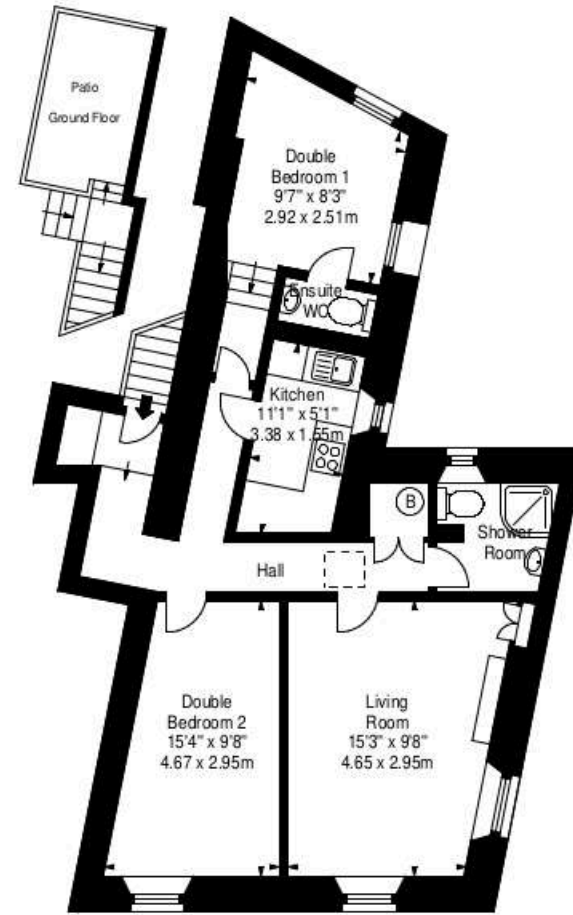




**Criterion House,
Duke Street,
Belhaven,
Dunbar,
East Lothian, EH42 1NT**



Approx. Gross Internal Area
686 Sq Ft - 63.73 Sq M
For identification only. Not to scale.
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First Floor

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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.
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