



13 Haines Drive

DUNBAR, EH42 1FA

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Situated in a popular residential area of Dunbar, this well-presented two-bedroom terraced home with an east-west orientation, rear gardens and off-street parking will appeal to first-time buyers, couples or investors.

The front door opens straight into a bright and spacious west-facing sitting room. With a crisp decor and wood inspired flooring it is an inviting place in which to relax.

Conveniently adjoining, the modern dining kitchen opening to the east-facing rear garden features white wall and floor units, wood-inspired worktops and high-spec integrated appliances that include an extractor hood, gas hob and oven. A guest WC completes the ground floor.

On the first floor the two double bedrooms are light and airy enjoying an east and west-facing orientation respectively. Boasting built-in storage, they share access to a stylish bathroom equipped with a WC, washbasin and bath with wall-mounted shower.

Externally the enclosed east-facing rear garden with lawn and paving is a peaceful escape complete with a useful shed. To the front there is a driveway for off-street parking.

Additional information: Factor - Hacking and Paterson

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated oven, gas hob, extractor fan, and fridge-freezer will be included in the sale. The garden shed will also be included.



PROPERTY FEATURES

- Two-bedroom terraced home
- Bright and spacious west-facing sitting room
- Modern dining kitchen, with garden access
- Two double bedrooms
- Family bathroom and guest WC
- East-facing rear garden
- Double glazing
- Gas central heating
- Driveway
- EPC - C
- Council tax band - C
- Tenure - Freehold
- Factor Fee - Hacking and Paterson - £16 per month

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.

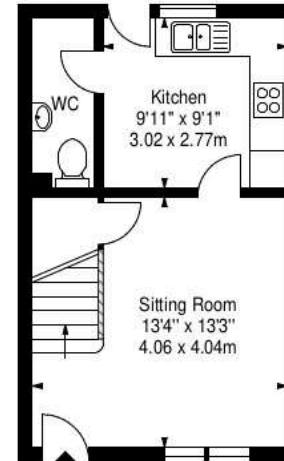
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



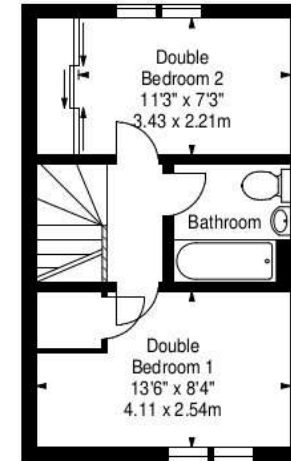
Haines Drive,
Dunbar,
East Lothian, EH42 1FA



Approx. Gross Internal Area
614 Sq Ft - 57.04 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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PARIS STEELE Property

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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