



PRIORY COTTAGE

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CHARMING B-LISTED VICTORIAN DETACHED COTTAGE

The charming B-Listed Priory Cottage lies within Dunbar's central conservation area, just a short stroll from the beach and train station. The Victorian two-storey detached home has been extended to offer generous living space and boasts two double bedrooms, two newly-installed bathrooms and a new kitchen, low-maintenance outdoor space with two garden rooms, and a private driveway.

A vestibule and hall (with plentiful built-in storage) welcome you into the home. Presented in neutral tones, the airy hallway leads into a similarly styled living/dining room extended by a south-facing bow window and characterfully enhanced by cornice work and a central rose. Creating an inviting focal point is a living flame fire framed by bright accent décor and a pair of natural pine display/storage recesses. Across the hall, a bright, newly fitted kitchen features stylish slate-blue cabinetry integrated with an oven and a gas hob with a statement hood, with additional space for freestanding goods. Located to the rear of the property with garden access is a generous heated conservatory, warmly decorated with red décor and natural wood finishings. Finally, completing the ground floor is a subtly decorated double bedroom, featuring an open Edinburgh Press, and a newly installed bathroom boasting a bathtub with an overhead rainfall shower. The principal suite occupies the entirety of the first floor. Here, a landing leads to a dual-aspect double bedroom enjoying neutral décor, good built-in storage and a new en-suite bathroom featuring a bathtub with a shower tap attachment. The property benefits from gas central heating, luxurious underfloor heating in the bathrooms, and partial double glazing.

Outside, the cottage is complemented by paved gardens perfect for seating and alfresco dining. The front garden is favourably south-facing whilst the rear garden houses a shed and two well-insulated garden rooms (with power) currently set up as a bar and a sitting room, but also ideal for home working. A gated front driveway provides private parking. EPC Rating - D.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances to be included in the sale. Freestanding goods may be available by separate negotiation.

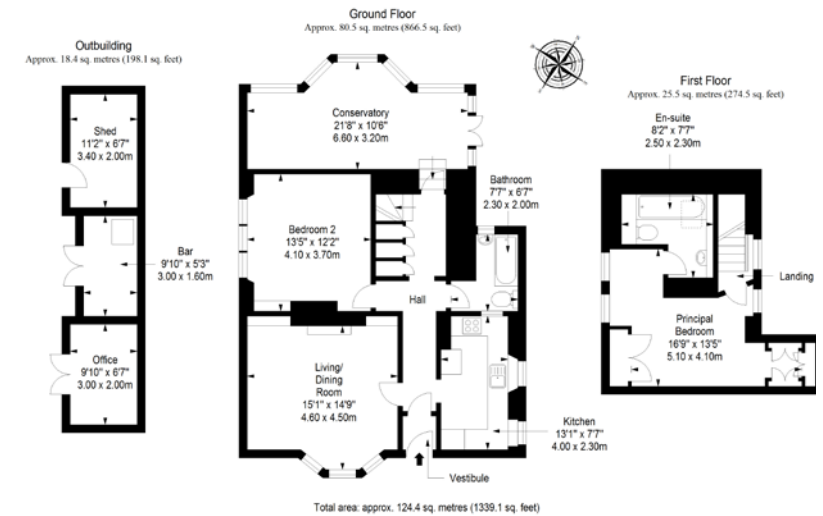
FEATURES

- Desirable seaside town address
- Charming B-Listed Victorian detached cottage
- Entrance vestibule & hall with good storage
- Sunny living room with fireplace
- Versatile conservatory
- Newly installed kitchen
- 2 Double bedrooms with storage
- 1 New en-suite three-piece bathroom
- 1 New bathroom with shower-over-bath
- South-facing front garden
- Rear garden with shed
- 2 multi-purpose garden rooms with insulation & power
- Private driveway
- GCH & partial DG



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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

DUNBAR

Welcome to Dunbar, a vibrant town on the breath-taking East Lothian coast, boasting white sandy beaches, John Muir Country Park, protected woodland areas, a train station and an old working harbour. The town itself offers a lively High Street with award-winning shops including fresh produce and grocers, bakers, butchers, banks, fine art galleries, coffee houses, restaurants, hardware shops, a florist, chemists, and a garden centre. On the outskirts of the town is a large supermarket, garden centre, and fast-food outlet, in addition to the famous DunBear: an imposing sculpture tribute to John Muir, designed by Andy Scott, the Scottish sculptor also responsible for the Kelpies. Dunbar's state-of-the-art Leisure Pool also offers a family-friendly pool with a wave machine and flume, a gym, a creche, and fitness classes, in addition to independently-owned Platinum Performance Centre which provides a top-of-the-range gym and martial arts facilities. The town benefits from a children's soft play centre, tennis courts, large sports grounds, two golf courses, a surf school, and an extreme water sport centre, as well as a popular family park on the outskirts. Dunbar is known for its outstanding schools, both at primary and secondary level in both the public and private sector, with renowned Belhaven Hill independent school in the town. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.