



**50 FLOORS TERRACE, DUNBAR, EAST LOTHIAN, EH42 1BD**  
DUNBAR, EH42 1BD







## SUMMARY

Desirably located in the coastal town of Dunbar, within a peaceful development offering unrestricted on-street parking and communal access to a large garden, this inviting first-floor flat enjoys a blank canvas of neutral décor and bright, triple aspect interiors comprising a south-facing reception room conveniently adjoining the kitchen, two double bedrooms, and a bathroom.

Extras: All fitted floor and window coverings and light fittings are included.



## FEATURES

- Sought-after coastal town
- First-floor flat in a quiet development
- Secure entry system
- Entrance hall with storage
- Sunny and spacious living/dining room
- Bright fitted kitchen
- Two double bedrooms (one with excellent storage)
- Three-piece bathroom
- Communal rear garden/drying green
- Unrestricted on-street parking
- Electric heating and double glazing









**OFFERS TO:  
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**DX540733 Haddington**

**espc**

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

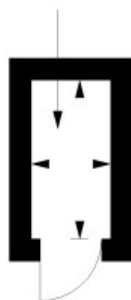
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a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

## FLOORPLAN

### Store

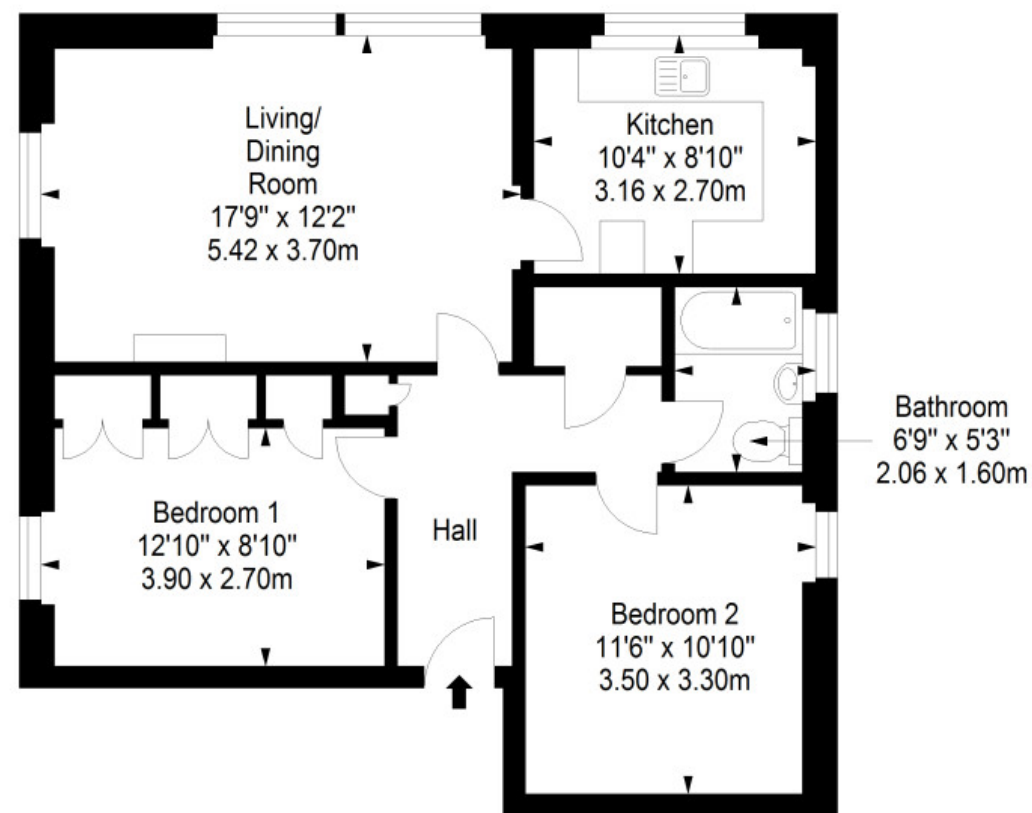
Approx. 1.6 sq. metres (17.2 sq. feet)

Store  
5'11" x 2'11"  
1.80 x 0.90m



### First Floor

Approx. 66.7 sq. metres (718.0 sq. feet)



Total area: approx. 68.3 sq. metres (735.2 sq. feet)