



**18 THE SYCAMORES, COUNTESS CRESCENT**  
DUNBAR, EAST LOTHIAN, EH42 1AF





## THE PROPERTY

Offering two bedrooms, a spacious reception room, a breakfasting kitchen with a private balcony, and a bathroom, all enhanced by neutral décor and modern fixtures and fittings, this second-floor flat forms part of a sought-after, established development in Dunbar.

The flat is accompanied by a private garage and a private driveway, and it lies close to the heart of the town, as well as within easy reach of schools, the train station, and the beach. A secure shared entrance and stairwell lead to the second floor, where the front door opens into a welcoming hallway with built-in storage, setting the tone for the accommodation to follow with neutral décor and a fitted carpet.

To the right of the hall lies a reception room, continuing the presentation of the hall with the same pared-back décor and a comfortable fitted carpet. The room is illuminated by a trio of windows framing a leafy outlook, and it provides plenty of floorspace for configurations of lounge and dining furniture.



## FEATURES

- Second-floor flat in Dunbar
- Part of a sought-after development
- Presented in a move-in condition
- Secure shared entrance and stairwell
- Hall with two built-in storage cupboards
- Good-sized living/dining room
- Breakfasting kitchen with private balcony
- Two double bedrooms with built-in wardrobes
- Bathroom with shower-over-bath
- Private garage and private driveway
- Gas central heating system
- Double-glazed windows



Image virtually staged by Property Studios



In the kitchen, space is provided for a small table and chairs, perfect for morning coffee, and modern white cabinets are accompanied by workspace and integrated appliances comprising an oven, gas hob, extractor hood, fridge/freezer, dishwasher, and a washing machine. A set of French doors opens onto a private balcony, offering space for a small table and chairs.

The neutral décor and carpeting is echoed in the flat's two double bedrooms; both tranquil rooms enjoy built-in wardrobes, and one further benefits from a south-facing aspect. A stylish bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, and a WC-suite. Gas central heating and double glazing ensure year-round comfort and efficiency. The flat is accompanied by a private garage and private driveway. Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.







## DUNBAR, EAST LOTHIAN

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, and fitness classes, in addition to independently-owned options: Sports + Fitness Hub, and 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.





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HOUSE SALES

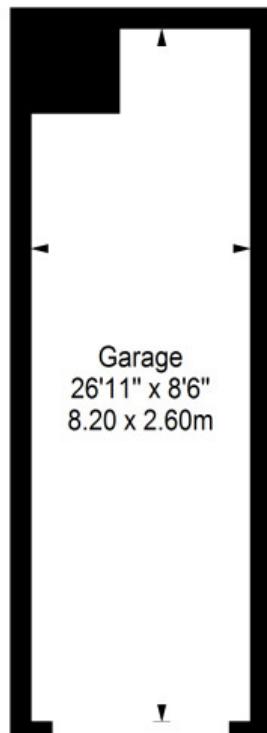
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

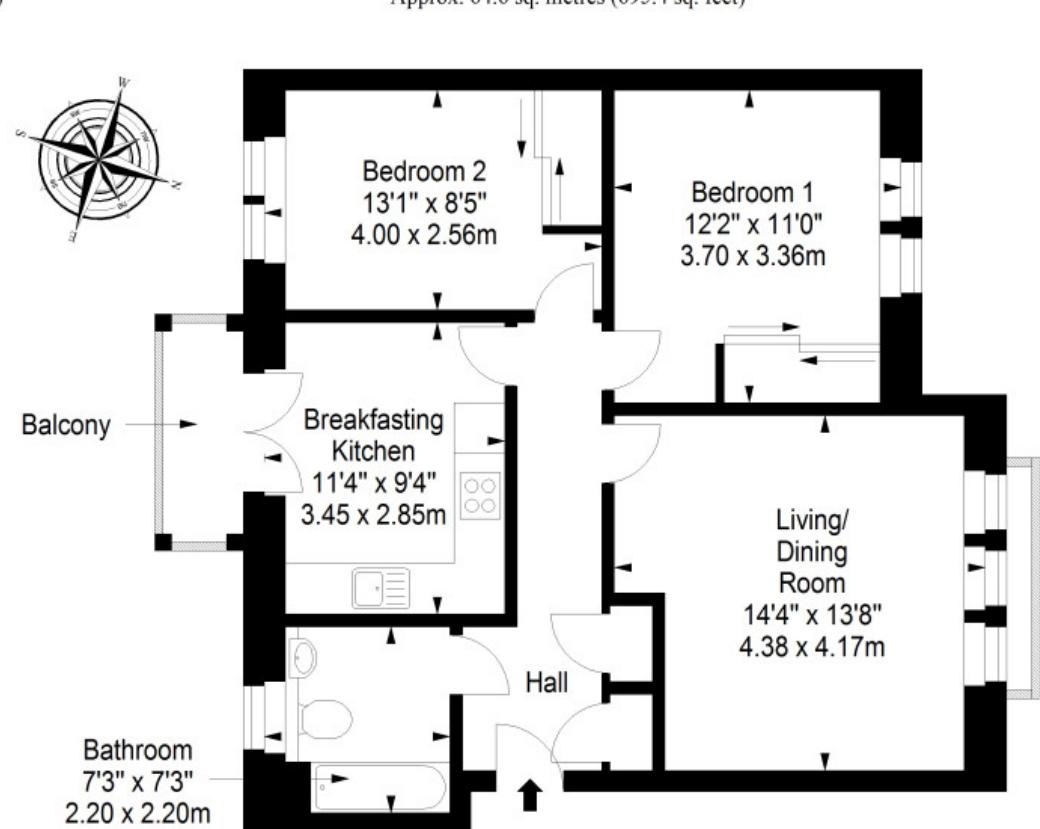
### Garage

Approx. 20.3 sq. metres (218.5 sq. feet)



### Second Floor

Approx. 64.6 sq. metres (695.4 sq. feet)



Total area: approx. 84.9 sq. metres (913.9 sq. feet)