



37 BELLEVUE COURT
DUNBAR, EAST LOTHIAN, EH42 1YR



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RATING



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SUMMARY

Forming part of a popular retirement development in Dunbar, this two-bedroom, two-bathroom second-floor flat boasts wonderful sea views and is well-presented with fresh neutral décor and newly fitted carpets throughout. It is an ideal choice for retirees, with the development offering a shared lounge and laundry, guest facilities, regular social activities, and resident management staff. The flat lies just a stone's throw from the beach and within strolling distance of the high street, the doctor's surgery, and transport links (including the train station and bus stops).

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.











**"This two-bedroom, two-bathroom
retirement flat lies within easy reach of
Dunbar's fantastic amenities and
the beach."**

FEATURES

- Second-floor retirement flat in Dunbar
- Secure shared entrance and lift service
- Welcoming hallway with built-in storage
- Spacious, dual-aspect living/dining room
- Attractive fitted kitchen
- Two double bedrooms with large built-in wardrobes
- One en-suite shower room
- Separate bathroom with shower-over-bath
- Shared lounge, laundry, guest facilities, social activities, and resident management staff
- Well-maintained shared gardens
- Private residents' parking
- Electric heating and new double glazing
- Careline alarm system





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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



Total area: approx. 83.1 sq. metres (894.5 sq. feet)