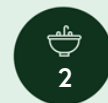




GARDEN STIRLING BURNET

43 BELLEVUE COURT
DUNBAR, EAST LoTHIAN, EH42 1YR





This two-bedroom corner flat is set on the second floor of a popular retirement development (exclusively for the over 60s) in Dunbar, boasting wonderful sea views and sunny natural light. The flat enjoys two bedrooms, a spacious reception room, a kitchen, and two shower rooms, plus access to landscaped shared gardens and private residents' parking. Dunbar's outstanding amenities lie enviably close by, with the train station, high street, medical centre, and beach just a stone's throw away.

A secure shared entrance and a lift (or stairs) take you to the flat's front door on the second floor, where a welcoming hall (with built-in storage) invites you inside. Following the hall along to the end, you reach a spacious reception room, where plenty of space is provided for configurations of lounge and dining furniture, all arranged around a homely fireplace. The room is enhanced by neutral décor and fitted with a carpet for optimum comfort underfoot, and it enjoys natural light through two windows, one of which frames wonderful sea views. The kitchen is connected to the reception room and is fitted with wood-styled wall and base cabinets, spacious worktops, and neutral splashback tiling. Integrated appliances comprise an oven, hob, extractor fan, a fridge, and a washing machine.

FEATURES

- Second-floor retirement flat in desirable Dunbar
- Wonderful sea views
- Secure shared entrance and lift service
- Welcoming hall with built-in storage
- Dual-aspect living/dining room with fireplace
- Bright fitted kitchen
- Two double bedrooms with built-in wardrobes
- One en-suite shower room
- Additional shower room
- Excellent shared facilities
- Landscaped shared gardens
- Private residents' parking
- Electric heating and double glazing





The flat's two double bedrooms both offer plenty of room for freestanding furniture, with floorspace maximised by generous built-in wardrobes, whilst the principal boasts an en-suite shower room. Both sleeping areas continue the attractive presentation of the preceding accommodation with neutral décor and fitted carpets. An additional shower room completes the accommodation on offer. The flat is kept warm by electric heating and benefits from double-glazed windows. The development offers a communal lounge, a shared laundry, guest facilities, a library bookcase, and an excellent program of social activities.

Externally, the development is set in landscaped gardens and offers private residents' parking.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. The furniture is available by separate negotiation







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, a baker, a bank, 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. A 20-minute train journey will take you to Edinburgh or Berwick, whilst the A1 offers convenient access to Edinburgh, Berwick, and beyond.



SCAN HERE
To learn more about Dunbar





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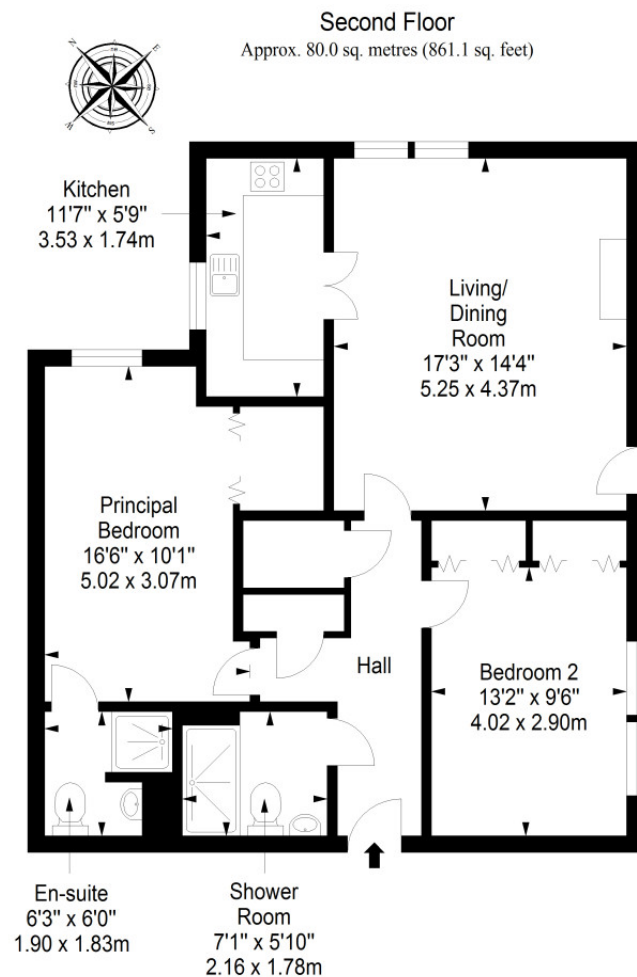
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HOUSE SALES

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. 80.0 sq. metres (861.1 sq. feet)