


COULT

8 HOME AVENUE

DUNBAR, EAST LoTHIAN, EH42 1QE

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated in the highly desirable and picturesque seaside town of Dunbar, 8 Home Avenue is a beautifully presented family home offering an exceptional balance of comfort, space, and style.

The property benefits from a driveway and well maintained enclosed rear garden, and is located within close proximity of all local amenities, including reputable local schooling.



KEY FEATURES



Semi detached home



Four generoud bedrooms, one with ensuite



Private enclosed garden to the rear



Driveway



Within a short walk of all local amenities



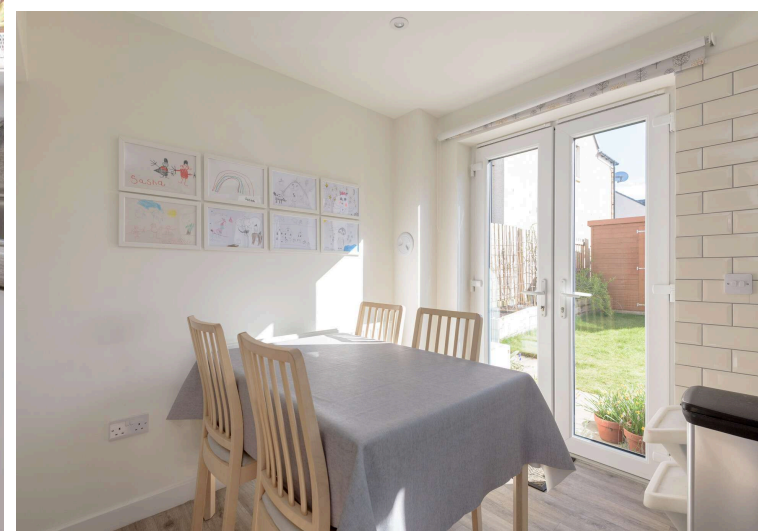
Popular residential area



EPC Rating - C



Council Tax Band - E



The accommodation comprises; entrance hallway with ground floor WC; sitting room; dining kitchen an excellent selection of fitted units and direct access to the enclosed rear garden.

On the first floor there are three bedrooms and a family bathroom with shower over bath.

The principal bedroom is situated on the top floor and comprises fitted wardrobes, and en-suite shower room.



THE LOCAL AREA

Dunbar is a picturesque, historic coastal town in East Lothian surrounded by beautiful countryside and expansive beaches. With a real sense of community, the vibrant and award-winning high street has a wide array of independent retailers, popular restaurants, chemists, a post office, convenience stores, and opticians.

Recreational opportunities include Dunbar Leisure Centre with a swimming pool, flumes, and fitness classes; beautiful beach and cliff top walks; the John Muir Country Park and two golf courses. Families will love East Links Family Park, water pursuits with Ocean Vertical, and Foxlake Adventures.

Well-regarded local schooling includes Dunbar Primary School and Dunbar Grammar School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

Dunbar Railway Station provides direct routes to Edinburgh, London and Aberdeen. There is easy access to A1 making Edinburgh easily accessible by car, and bus.

EXTRAS

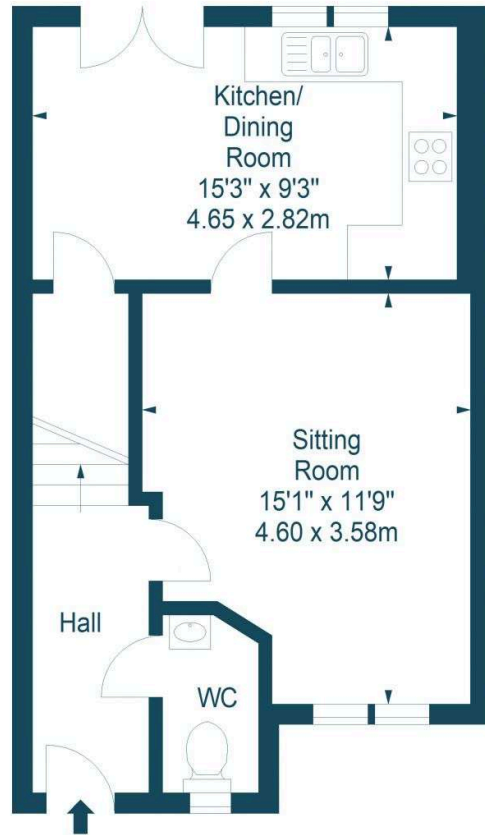
All blinds, light fittings, fitted flooring and integrated appliances are included in the sale. Washing machine, fridge/freezer, lampshades and shed not included.

There are annual fees for the care of the communal grounds payable to Hacking and Paterson which are approximately £130.

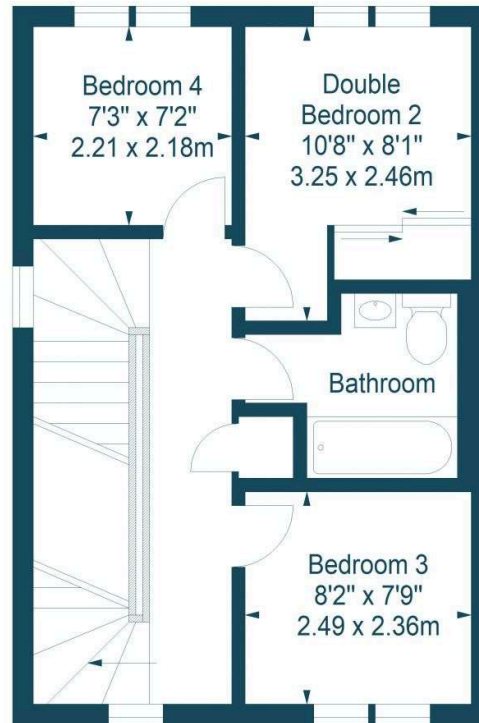
HOME REPORT VALUATION: £290,000



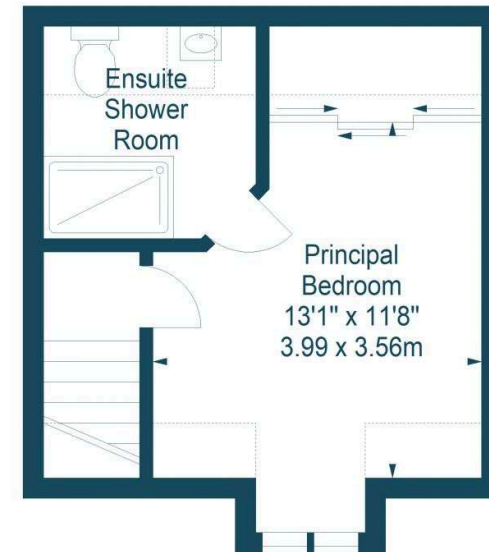
Home Avenue,
Dunbar,
East Lothian, EH42 1QE



Ground Floor



First Floor



Second Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.