

COULTERS<sup>©</sup>

# 4 BELLEVUE COURT

DUNBAR, EAST LOTHIAN, EH42 1YR

 1 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Forming part of a popular McCarthy and Stone retirement complex in the coastal town of Dunbar, this well presented one bedroom ground floor apartment benefits from direct access to a quiet corner of the well-maintained communal gardens.

The development provides residents parking and is located within close proximity of fantastic local amenities.

## KEY FEATURES



Spacious ground level apartment



Double bedroom with fitted wardrobes



Direct access to communal grounds



Residents parking



Excellent local amenities nearby



24-hour emergency call system





The apartment comprises; a spacious sitting room with electric fire place and dining area with doors to the communal grounds; kitchen with electric hob, eye level oven and integrated dishwasher; double bedroom with fitted wardrobes; shower room with heated towel rail; hall storage cupboard and secure door entry system.

The complex offers a communal lounge, laundry facilities, a resident house manager, and a 24-hour emergency call system.



## 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; beautiful beach walks; the John Muir Country Park and two golf courses.

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 fitted floor coverings, curtains, light fittings, and integrated appliances are included in the sale.

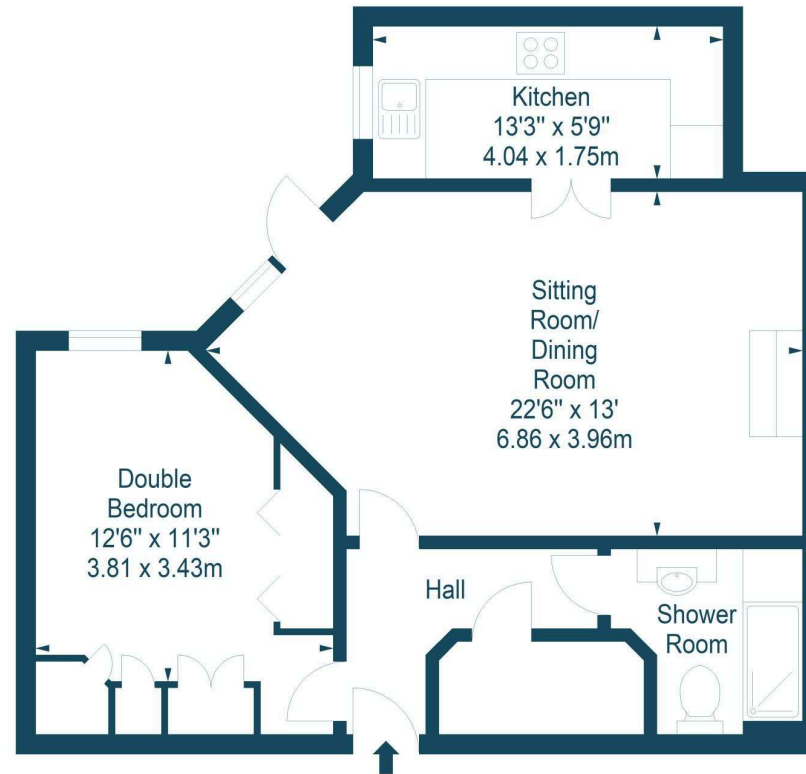
The factor is First Port and the annual factoring costs are approximately £2800.



Bellevue Court,  
Queens Road,  
Dunbar,  
East Lothian, EH42 1YR



Approx. Gross Internal Area  
621 Sq Ft - 57.69 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor

## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

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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.