



8A/1 HIGH STREET
DUNBAR, EAST LoTHIAN, EH42 1EL



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EPC
RATING

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COUNCIL
TAX BAND

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SUMMARY

Enjoying wonderfully bright and spacious interiors, this three-bedroom first-floor flat forms part of a handsome, traditional red sandstone building on Dunbar High Street. The flat is presented with lovely period features, some modern touches, and a tasteful palette of décor throughout. It is sure to appeal to a wealth of buyers and as well as benefiting from the High Street's amenities on the doorstep, it is situated close to the town's schools, train station, and beautiful open spaces, including the beach.

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



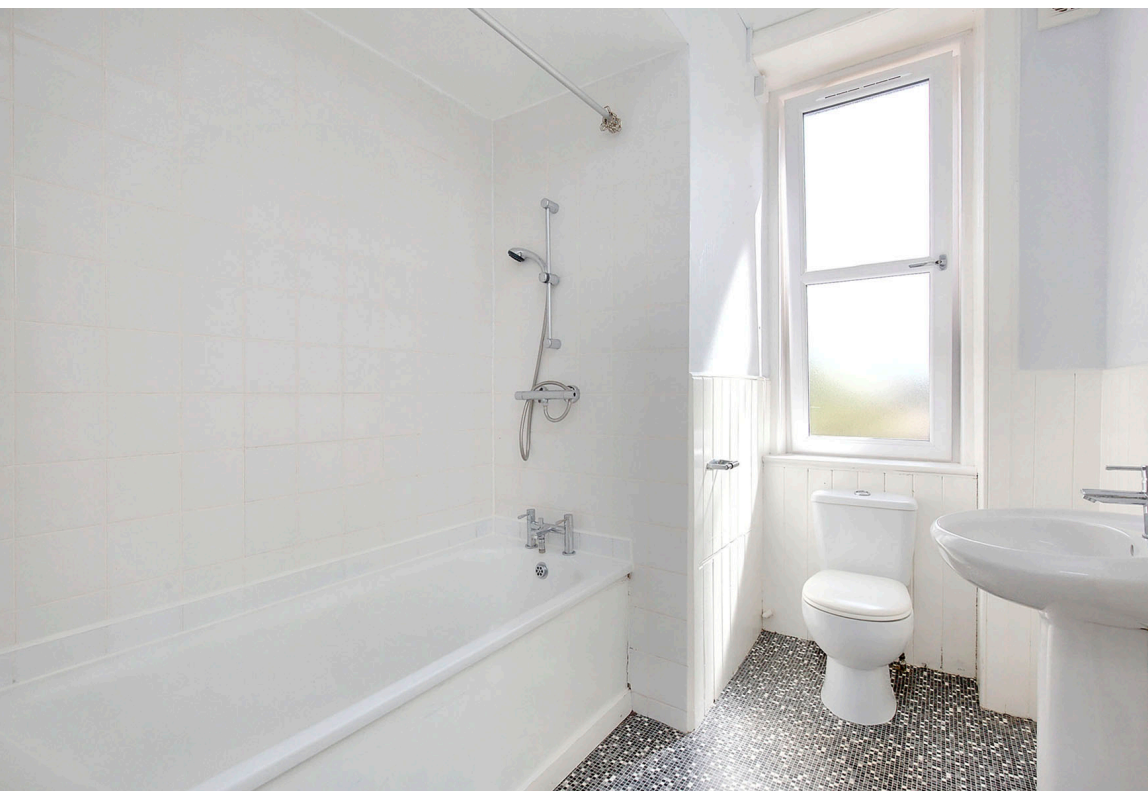




**"This traditional three-bedroom flat
enjoys wonderfully bright and
airy interiors."**







"Dunbar is home to outstanding amenities and beautiful outdoor spaces."

FEATURES

- Traditional first-floor flat on Dunbar High Street
- Well-presented, bright interiors
- Secure shared entrance and stairwell
- Inviting hallway
- Generous living room with open Edinburgh press
- Contemporary fitted kitchen
- Three generous and airy double bedrooms
- Attractive bathroom with shower-over-bath
- Access to a low-maintenance rear garden
- Unrestricted parking in the vicinity
- Gas central heating and double glazing





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
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HOUSE SALES

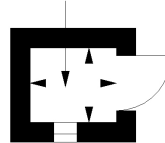
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

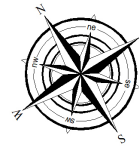
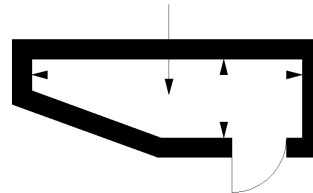
Cellar
Approx. 1.1 sq. metres (11.8 sq. feet)

Cellar
3'6" x 3'1"
1.07 x 0.95m

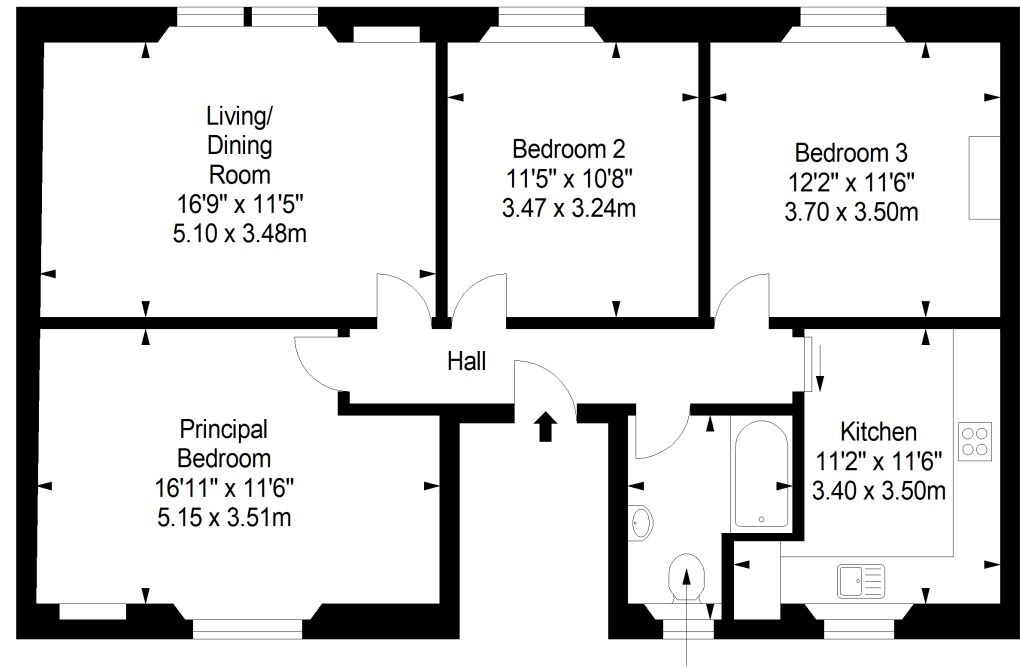


Cellar
Approx. 3.0 sq. metres (32.3 sq. feet)

Cellar
11'4" x 3'3"
3.45 x 0.99m



First Floor
Approx. 84.9 sq. metres (913.9 sq. feet)



Total area: approx. 89.0 sq. metres (958.0 sq. feet)

Bathroom
9'0" x 6'9"
2.75 x 2.07m