



39 BELLEVUE COURT

Queen's Road, Dunbar, EH42 1YR



1

Public Room



1

Bedrooms



1

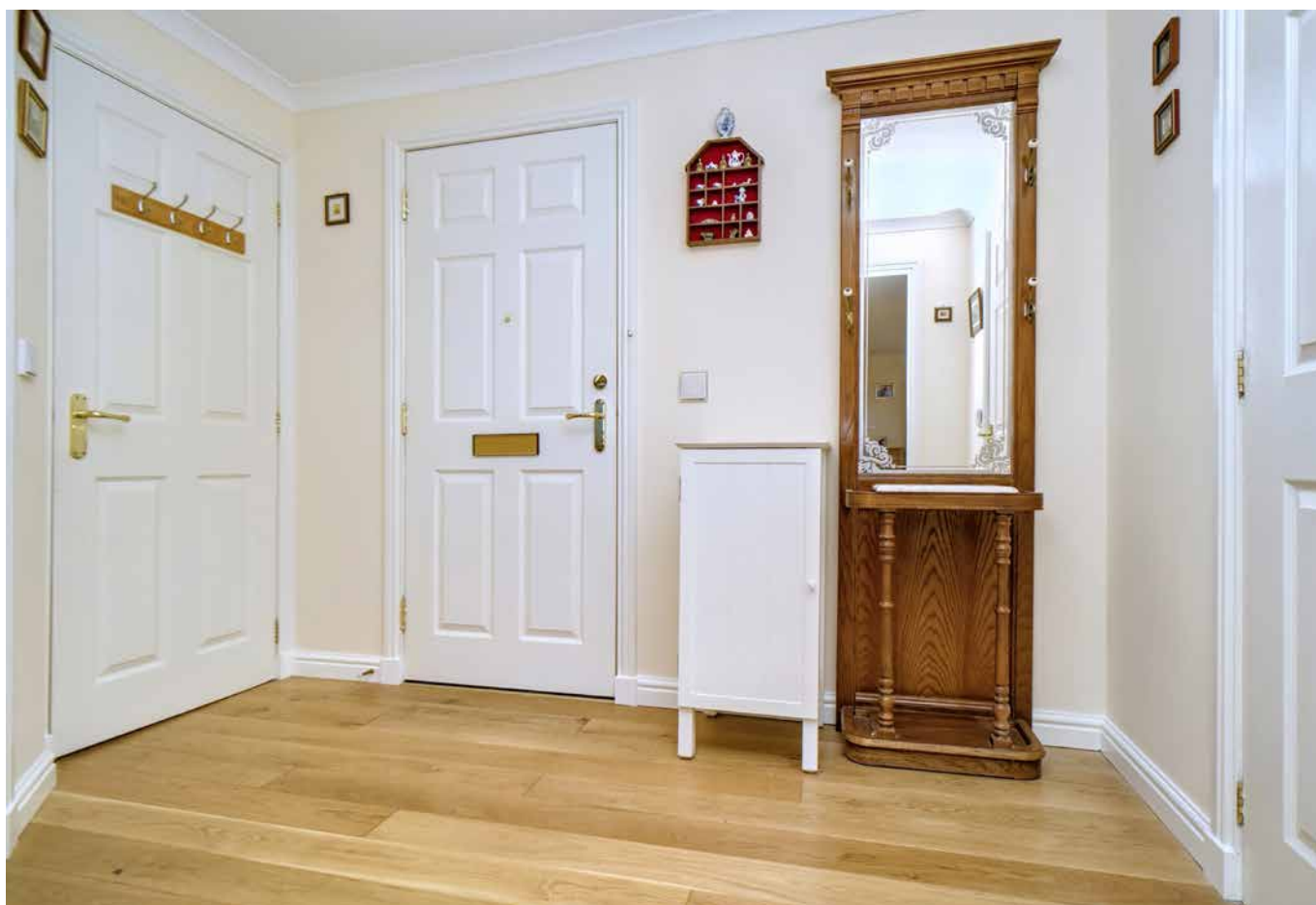
Bathroom



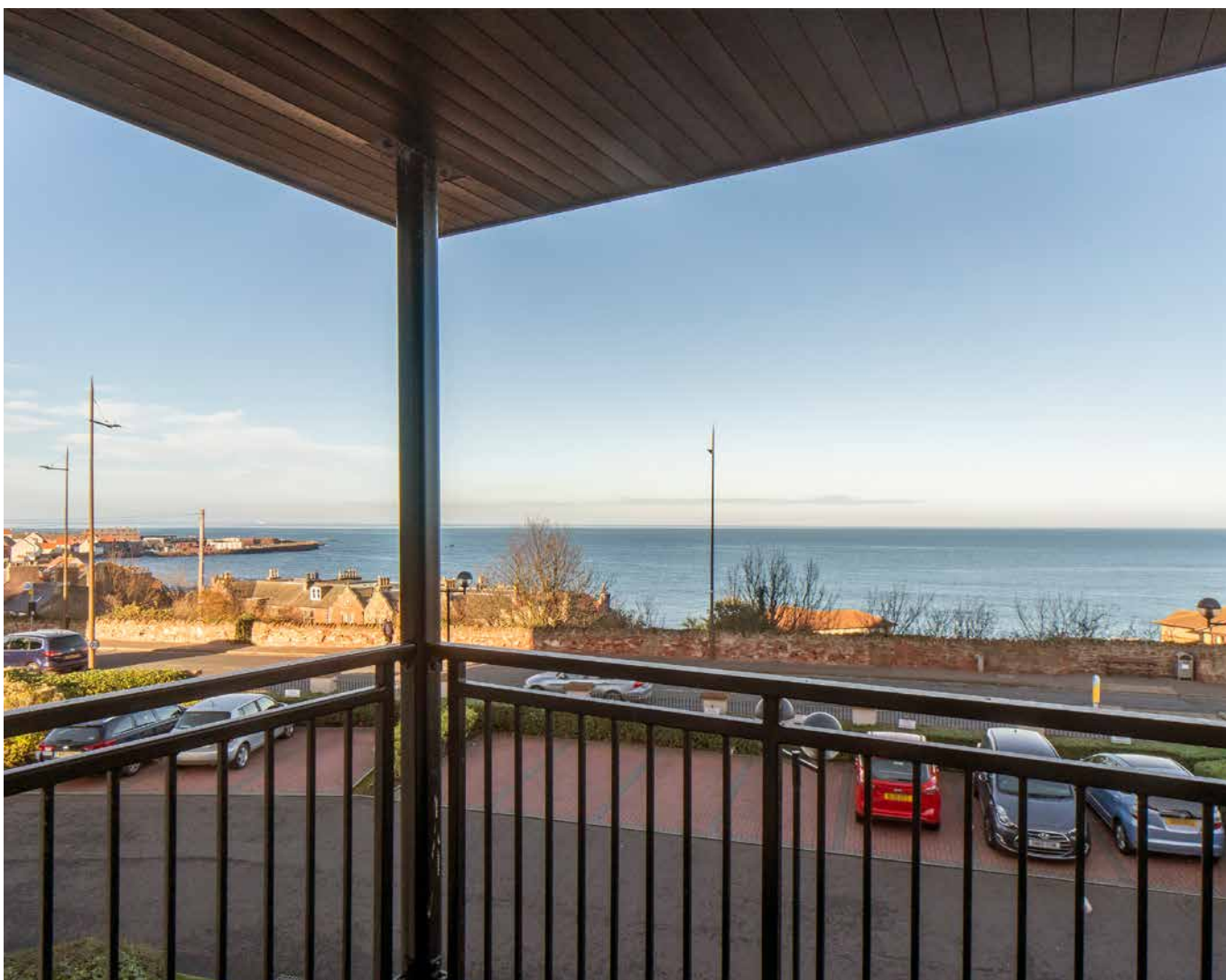
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Introducing a one-bedroom second-floor retirement flat for those aged 60 years and over, which offers a picturesque coastal lifestyle in popular Dunbar. The flat is attractively presented throughout in a neutral hue, coming equipped with great storage, and a quality kitchen and shower room. Boasting sea views and a private (sheltered) balcony, it is a lovely residence in a prime location. The flat also benefits from private residents' parking with unallocated spaces, as well as communal gardens that are carefully maintained to provide an idyllic ambience.

Built on the former site of the famous Bellevue Hotel, the property is part of a sought-after retirement development that is moments from Dunbar's seafront and golden beach, ensuring a backdrop of uninterrupted sea views. The train station and bus links are easily reached, along with the town's excellent amenities as well. Adding to its strong appeal, the development also offers a shared lounge, regular social activities, laundry facilities and guest facilities. A manager is on site during office hours, and for added peace of mind, residents also benefit from a 24-hour Careline alarm service.







B

EPC
RATING

C

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- A beautiful second-floor retirement flat
- Part of a desirable retirement development
- Set by the coast in sought-after Dunbar
- A wide range of on-site facilities
- Secure entry system and lift to all floors
- Entrance hall with a generous store
- Bright and spacious living/dining room
- Private balcony with far-reaching sea views
- Fitted kitchen that is well appointed
- Spacious double bedroom with built-in wardrobe
- 3pc shower room with foldable shower seat
- Professionally landscaped communal gardens
- Private residents' parking





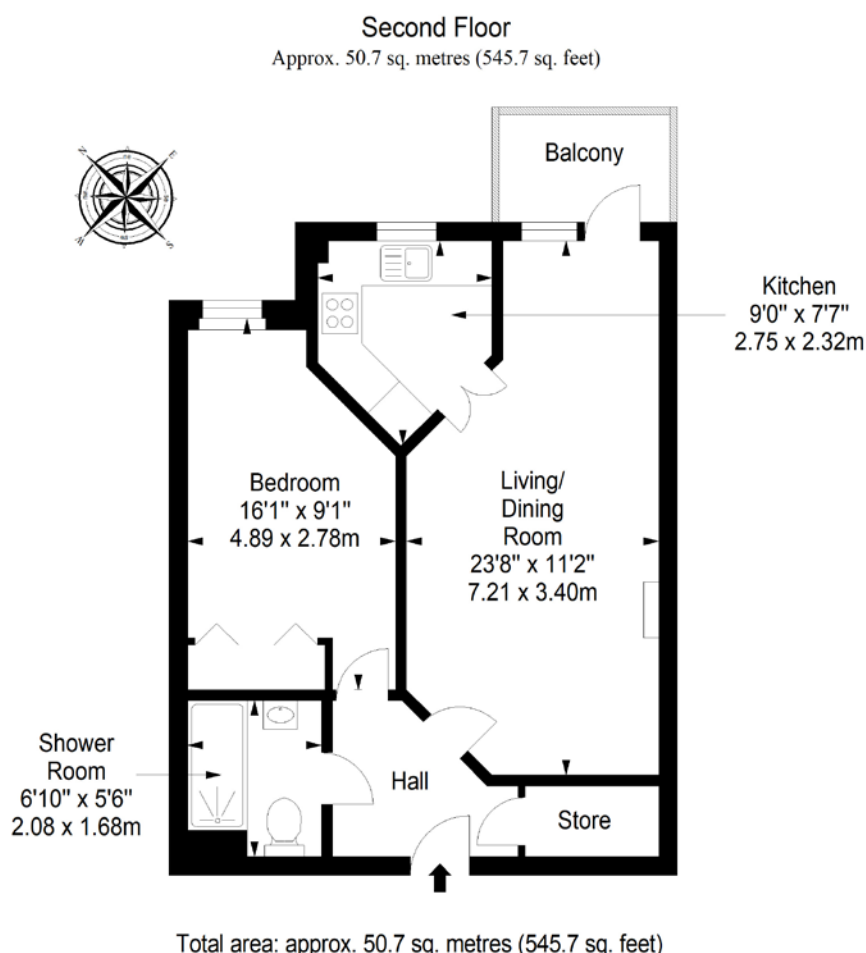


Extras: integrated appliances (ceramic hob, extractor hood, and oven/grill) and a freestanding fridge/freezer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



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, 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. 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. Dunbar is known for its outstanding schools, both at primary and secondary level in both the public and private sector, with renowned Belhaven Hill independent school in the town. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.