



17 ELM STREET  
DUNBAR, EAST LoTHIAN  
EH42 1PW



3 BED



1 BATH

Boasting delightful rural views, this sunny three-bedroom mid-terraced house with a conservatory, private gardens and a driveway is situated in a peaceful yet convenient residential area with local schooling on the doorstep.



GSB Properties  
18 Hardgate  
Haddington, EH41 3JS

T: 01620 825368  
F: 01620 824671  
[www.gsbproperties.co.uk](http://www.gsbproperties.co.uk)

## THE PROPERTY

- Nestled in a cul-de-sac within easy reach of local schools, transport links and the High Street, this three-bedroom mid-terraced house, complete with private gardens and a driveway, is characterised by its southerly-aspect, idyllic countryside views and well-proportioned accommodation.
- Set back from the road and accessed via a pathway, the front door opens into a bright hall, with two handy storage cupboards.
- On the left, the generous living room features a trio of front-facing windows, fresh laminate flooring and crisp white décor with attractive wood panelling and natural-toned detailing on the stone chimney breast.
- Ideal for entertaining and everyday life, a door connects the living room to the kitchen, which accommodates a range of contemporary beech-effect units framed by striking splashback tiling, plus an integrated chimney-hood. This leaves ample room for freestanding appliances. The room further benefits from a glazed door and window to the southerly-facing conservatory, two practical storage cupboards and a door to the sun-trap rear garden.
- Offering a generous additional reception area and providing direct access to the fully-enclosed rear garden, the conservatory is flooded with sunlight throughout the day.
- Upstairs, the bright landing houses a useful cupboard and leads to three good-sized double bedrooms; two of which boast south-west sunshine and far-reaching countryside views.
- Situated on the ground floor, a sunny three-piece bathroom includes an electric shower-over-bath with screen and a matching WC-suite.
- Externally, the family home features easy-maintenance gardens to the front and rear, with the fully-enclosed back garden enjoying sunshine throughout the day.
- A driveway to the front of the property provides private parking for one vehicle.
- Gas central heating and double glazing ensure a warm and economically-run home.
- Extras: The property is to be sold as seen.
- EPC: C

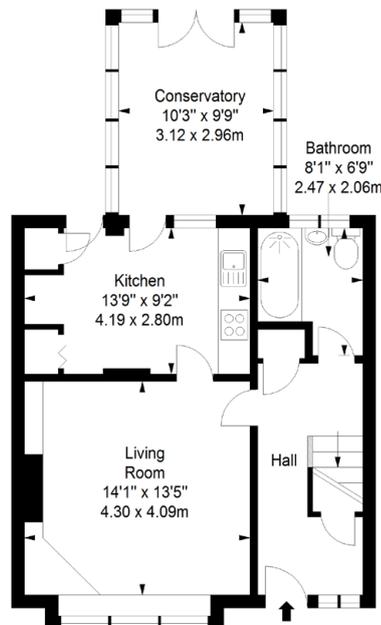


All appliances are sold as seen and although we believe them to be in working order, no guarantee can be given in this respect.

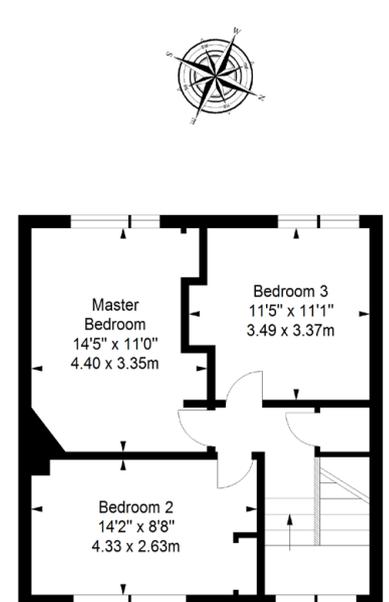
## LOCATION

Dunbar is a growing and vibrant town on the breath-taking East Lothian coast. It offers record high sunshine hours, which could be spent on its white sandy beaches, John Muir Country Park, protected woodland areas or at the old working harbour. The town itself offers a lively High Street with award-winning shops including fresh produce and grocers, bakers, butchers, banks, 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 and another large garden centre. Its state-of-the-art Leisure Pool also offers a gym and other fitness classes. The town benefits from tennis courts, large sports grounds, two golf courses and an extreme water sport centre. Dunbar is known for its outstanding schools, both at primary and secondary level. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.

Ground Floor  
Approx. 58.3 sq. metres (627.6 sq. feet)



First Floor  
Approx. 45.5 sq. metres (489.8 sq. feet)



Total area: approx. 103.8 sq. metres (1117.4 sq. feet)

## 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.