



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**3 Bellevue Terrace**

DUNBAR, EAST LOTHIAN, EH42 1YB

Dunbar, thirty miles east of Edinburgh on the A1, is renowned for its high sunshine record, its rugged coastline and attractive countryside. Dunbar became a Royal Burgh in 1370. The town is steeped in history and was one of the most famous Scottish fortresses in the Middle Ages. Its ancient castle ruins stand guard over the town's twin harbour.

The high street is surrounded by various

shops, vennels and historic buildings and is full of character. Here you will find everything for all your daily requirements including banking and postal services. Dunbar has such a broad range of local amenities that there is no need to venture out of the town. Dunbar Leisure Pool with its wave machine, flumes and other exciting water features, along with a health suite, sauna, solarium and steam room, offers just a few of the recreational facilities

located within Dunbar. There are many fine golf courses within Dunbar itself and within the surrounding area, there are many other excellent championship courses. The John Muir Country Park and the Lammermuir Hills offer scenic and tranquil landscapes rich in natural history. The clifftop trail captures the beauty of the countryside and its spectacular seascapes. Dunbar has all the ingredients for an

energetic or if you prefer, a tranquil setting in which to set up home. It is very easy to reach by road, rail and air. Dunbar is only half a mile from the main A1 trunk road. The inner-city line between Edinburgh and London passes through the town and the International Airport at Edinburgh is a pleasant hour's drive from Dunbar.

# Dunbar

EAST LoTHIAN



McEwan Fraser is delighted to present this lovely two-bedroom, ground floor, garden flat to the market. Located in the heart of Dunbar, the property is presented in good order and is sure to present a tempting proposition for first-time buyers, commuting professionals, downsizers and rental investors alike. The property lies within strolling distance of Dunbar's award-winning High Street, the train station with

regular services to Edinburgh, and the picturesque coastline.

Nestled to the side of the property, the front door opens into a long hallway with integrated storage. You will find the ample lounge to the end of the hallway. Enjoying contemporary decor, the lounge is a naturally bright and engaging room with a large picture window providing torrents of natural light. Conveniently,

the well-formed kitchen is located just off the lounge. There is a good range of base and wall mounted units give excellent prep and storage space, hob, oven, microwave and fridge freezer are integrated.

The property enjoys two bedrooms, an ample double and a good-sized single. There is plenty of space for free standing furniture in both bedrooms.

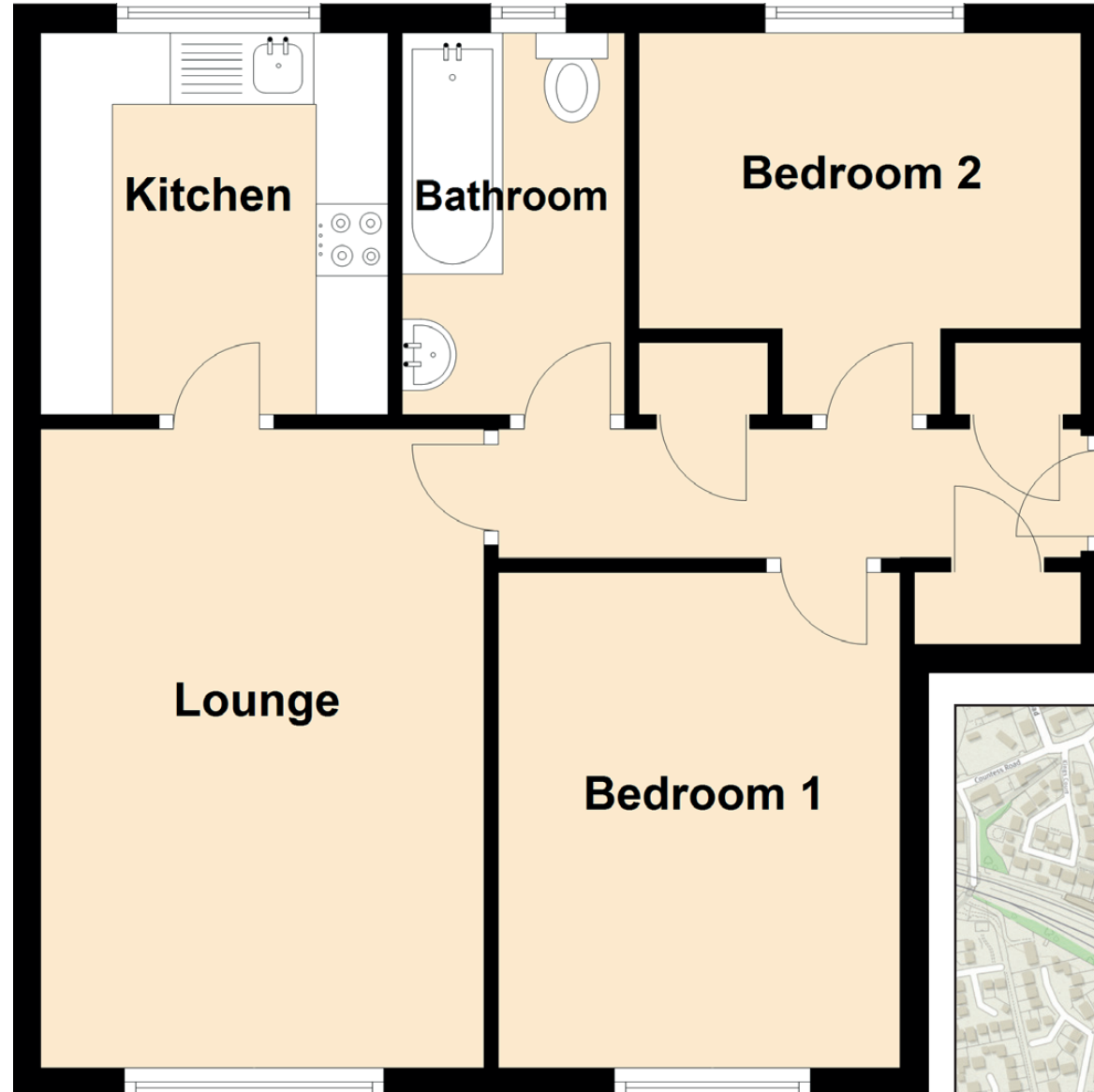
Internal accommodation is completed by a good-sized bathroom with a white suite and shower over bath. For extra warmth and comfort, there is double glazing throughout.

Externally, the property enjoys low maintenance front and rear gardens. The rear garden enjoys a southerly aspect ensuring sunshine all year round. Allocated parking can be found to the rear.

# 3

## BELLEVUE TERRACE





Approximate Dimensions  
(Taken from the widest point)

|           |                               |
|-----------|-------------------------------|
| Lounge    | 4.45m (14'7") x 3.09m (10'2") |
| Kitchen   | 2.66m (8'9") x 2.42m (7'11")  |
| Bedroom 1 | 3.45m (11'4") x 2.80m (9'2")  |
| Bedroom 2 | 3.08m (10'1") x 2.66m (8'9")  |
| Bathroom  | 2.66m (8'9") x 1.55m (5'1")   |

Gross internal floor area (m<sup>2</sup>): 52m<sup>2</sup>

EPC Rating: E



TRAIN LINKS



LOCAL AMENITIES



NEAR SCHOOLS

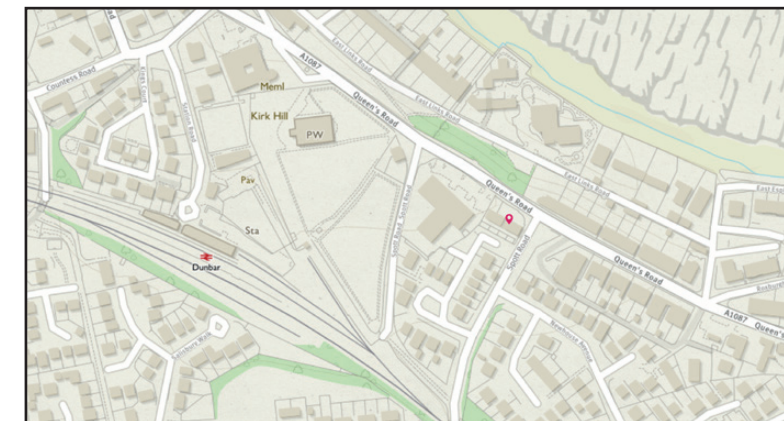


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