



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**78C High Street**  
DUNBAR, EAST LoTHIAN, EH42 1JH

# 78C HIGH STREET

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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. In fact, 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 cliff top 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.

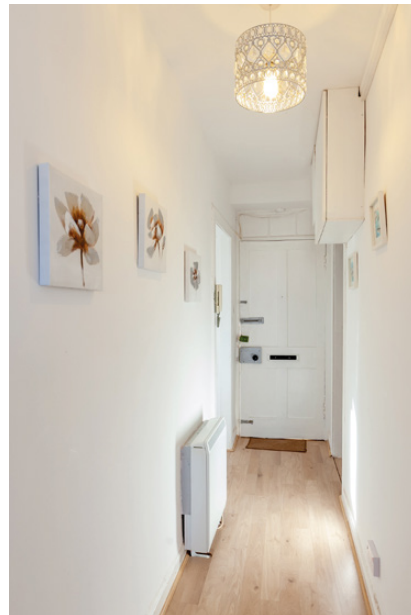
It is very easy to reach by road, rail, and air. Dunbar is only half a mile from the main A1 trunk road. The inner-city line between Edinburgh and London passes through the town and the International Airport at Edinburgh is a pleasant hours drive from Dunbar.

McEwan Fraser Legal are delighted to bring to the open market this two-bedroom flat. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs.

In more detail, the property consists of a welcoming hallway. The bright and airy lounge allows for free standing furniture and different furniture configurations and has a feature fireplace. The kitchen comes with floor to ceiling units, electric hob, cooker hood, oven. Space for washing machine, fridge freezer, and dining table. There are two bright and airy bedrooms with built-in storage.

The bathroom consists of bath, wash hand basin and WC. The shower room has a walk-in shower and WC.

The property also benefits from electric heating. Early viewing is highly recommended.



# SPECIFICATIONS & DETAILS

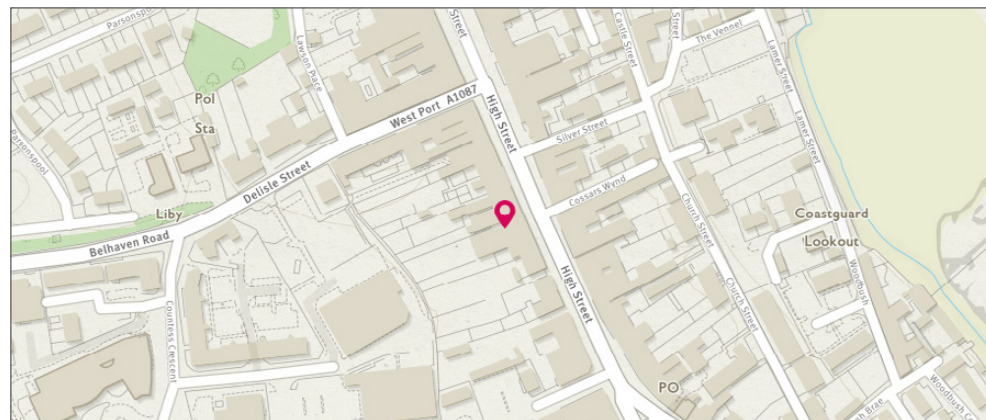
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.90m (12'10")
Kitchen	4.56m (15') x 2.70m (8'10")
Bedroom 1	4.23m (13'11") x 1.97m (6'6")
Bedroom 2	3.28m (10'9") x 1.92m (6'4")
Bathroom	1.88m (6'2") x 1.76m (5'9")
Shower Room	1.94m (6'4") x 1.56m (5'1")

Gross internal floor area (m<sup>2</sup>): 63m<sup>2</sup> | EPC Rating: D



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