




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

23 Doon Avenue

DUNBAR, EH42 1DL

THE AREA DUNBAR

EH42 1DL



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 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 hours drive from Dunbar.



23 DOON AVENUE

DUNBAR, EH42 1DL



An excellent opportunity has arisen to acquire this spacious two bedroom upper villa, making for an ideal buy-to-let opportunity or family home, while being well located within the East Lothian town of Dunbar. Viewing of this property is highly recommended.

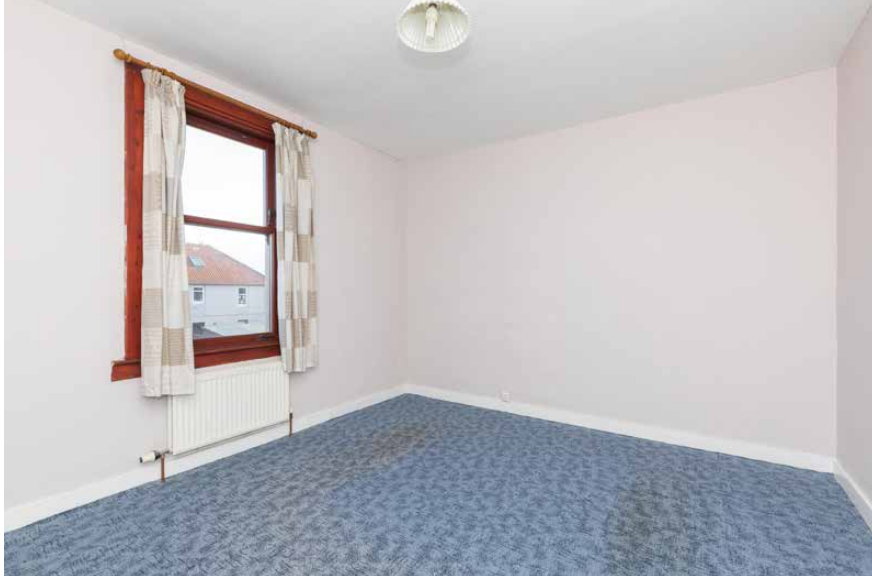
Internally this accommodation is in good decorative order, while briefly consisting of an entrance hallway with a double utility cupboard, which houses the gas meter, a bright and spacious lounge including a feature electric fireplace, a bay window and a meter cupboard and a fully fitted, partially tiled kitchen/diner with extractor hood.

There are two spacious double bedrooms, one of which has an over-stair wardrobe and the other has a storage cupboard which also houses the boiler and water tank.

The three-piece, partially tiled bathroom has a hand-held shower.

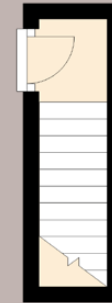
This property also benefits from gas central heating, full double glazing private garden grounds to the front, side and rear of the property, including a single driveway with gated entry, accommodating secure off-street parking for up to two cars.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.21m (13'10") x 4.09m (13'5")
Kitchen	3.43m (11'3") x 2.90m (9'6")
Bedroom 1	3.88m (12'9") x 3.43m (11'3")
Bedroom 2	3.22m (10'7") x 2.95m (9'8")
Bathroom	2.10m (6'11") x 1.68m (5'6")

Gross internal floor area (m²): 70m²

EPC Rating: C

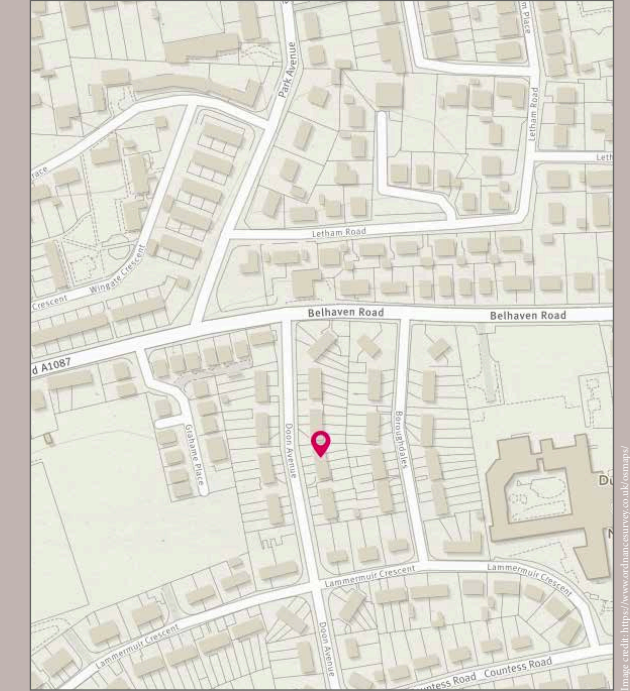


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>




Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
SEAN NICOL
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ALLY CLARK
Designer