



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**7 Bellevue Terrace**

DUNBAR, EH42 1YB



# Dunbar

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.

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 drive from Dunbar.

McEwan Fraser Legal are delighted to bring to the open market this three-bedroom terraced family home. 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, 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.

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McEwan Fraser Legal are delighted to bring to the open market this two-bedroom lower villa. 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, 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 with ample storage. The bright and airy lounge allows for free standing furniture and different configurations.

The kitchen comes with floor to ceiling units, hob, hood, oven, space for washing machine and fridge freezer.

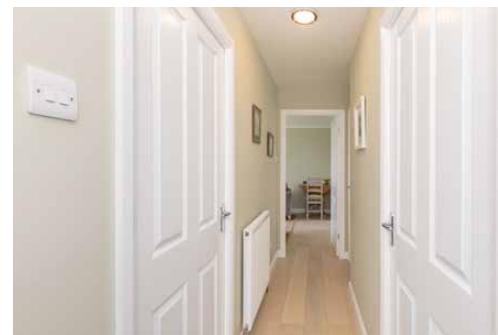
There are two good sized bright and airy bedrooms allowing for free standing furniture and different furniture configurations.

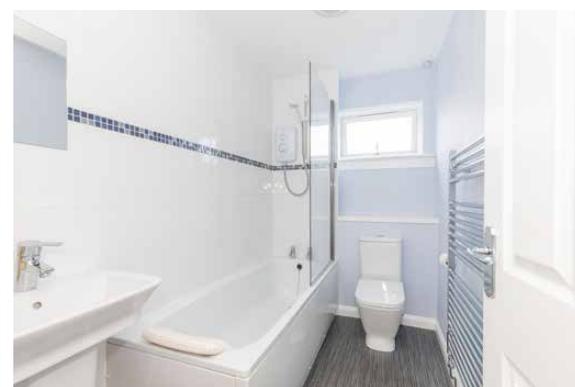
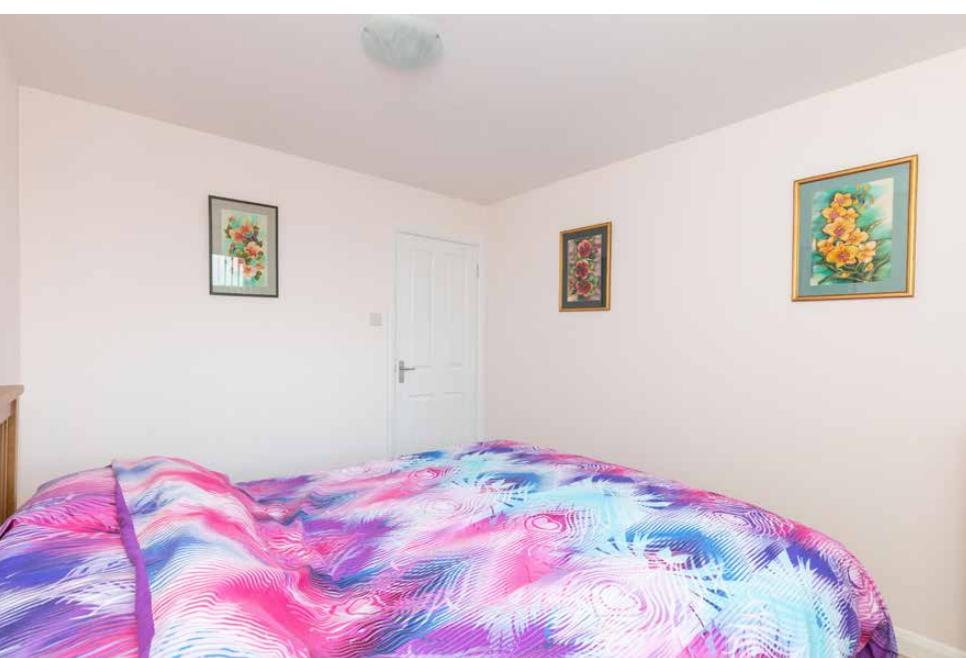
The family bathroom completes the property internally with shower over bath, wash hand basin and WC.

Externally the front garden is laid to lawn, the secure back garden is a patio area.

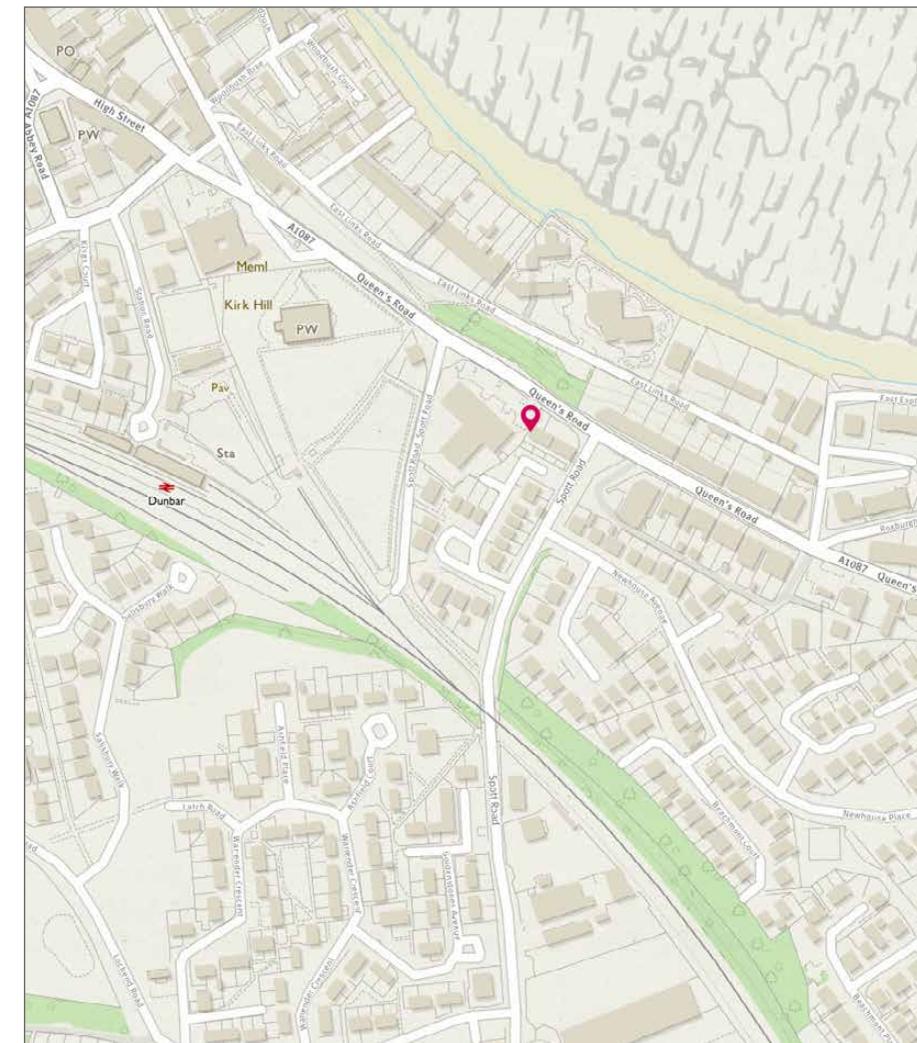
The property also benefits from gas central heating and double-glazed windows and allocated parking to the back of the property.

Early viewing is highly recommended.





# SPECIFICATIONS



Approximate Dimensions  
(Taken from the widest point)

|           |                               |
|-----------|-------------------------------|
| Lounge    | 4.46m (14'8") x 3.10m (10'2") |
| Kitchen   | 2.60m (8'6") x 2.38m (7'10")  |
| Bedroom 1 | 3.40m (11'2") x 2.75m (9')    |
| Bedroom 2 | 3.07m (10'1") x 2.71m (8'11") |
| Bathroom  | 2.60m (8'6") x 1.53m (5')     |

Gross internal floor area (m<sup>2</sup>): 50m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): washing machine. Wooden shed can be included and the metal secure shed is an optional extra.



  
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**Part  
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Text and description  
**GRAEME NIMMO**  
 Surveyor



Professional photography  
**ROSS MCBRIDE**  
 Photographer



Layout graphics and design  
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