




McEwan Fraser Legal
Solicitors & Estate Agents
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36 Doon Avenue

DUNBAR, EH42 1DL

THE LOCATION

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.



36 DOON AVENUE

Dunbar

McEwan Fraser is delighted to present this superb two double upper flat to the market. The property is presented in good internal

order and has fantastic potential as a starter home for a couple or young family. In more detail, the property

boasts a welcoming hallway giving access to a loft for additional storage, two double bedrooms, kitchen, bathroom and lounge. The

accommodation is focused towards the spacious lounge which is naturally bright and well presented. This is a flexible room that can cope

with a variety of different furniture configurations. The kitchen comprises a good range of base and wall mounted units with excellent

prep and storage space. The two bedrooms are both well proportioned doubles. For extra warmth and comfort, the property boasts gas central

heating and double glazing. Externally the property boasts a well landscaped private section of rear garden. The

garden offers a westerly aspect making a perfect evening suntrap.



BEDROOMS & Bathroom

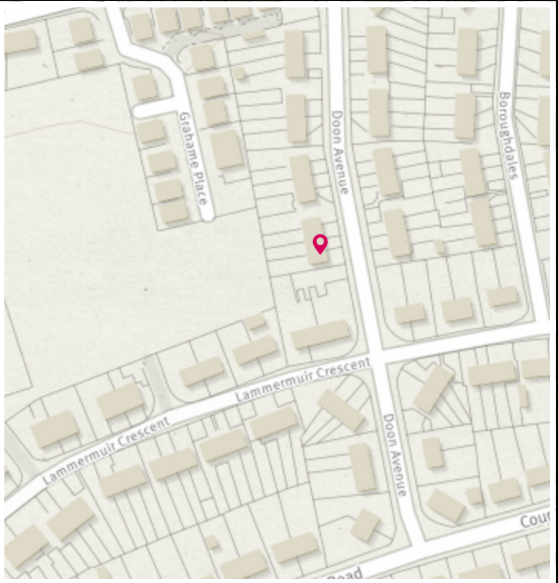


Approximate Dimensions
(Taken from the widest point)

Lounge	4.58m (15') x 4.10m (13'5")
Kitchen	3.40m (11'2") x 2.87m (9'5")
Bedroom 1	3.91m (12'10") x 3.42m (11'3")
Bedroom 2	3.22m (10'7") x 2.92m (9'7")
Bathroom	2.07m (6'9") x 1.65m (5'5")

Gross internal floor area (m²): 71m²

EPC Rating: C





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