



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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DUNBAR, EAST LoTHIAN, EH42 1DJ

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. 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.



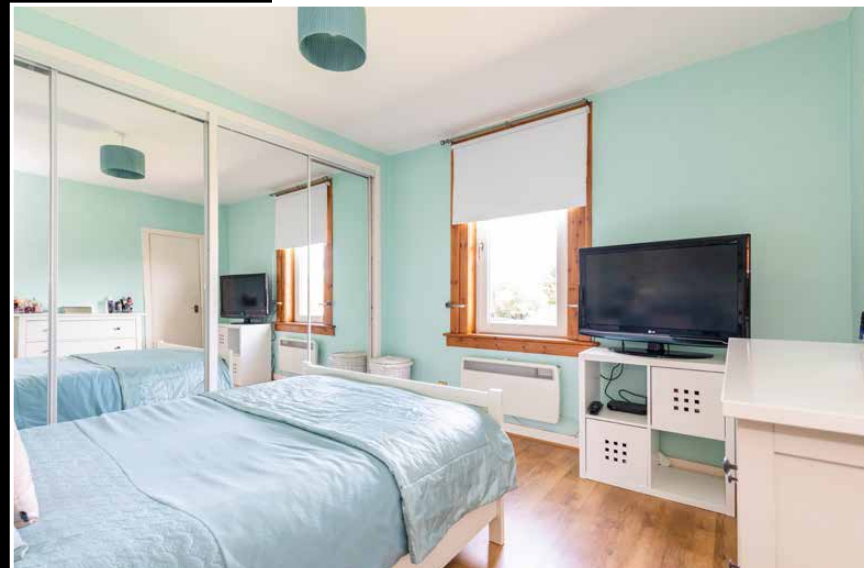


McEwan Fraser Legal are delighted to bring to the open market this two-bedroom self-contained upper flat. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home, up the stairs and through the hallway, it is immediately 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, with lovely bay windows and high ceilings. The modern kitchen comes with floor to ceiling units, electric hob, cooker hood, oven & integrated dishwasher. Space for washing machine, fridge freezer, and dining table. There are two bright and airy bedrooms with built-in storage. The bathroom has been newly decorated and consists of a bath with an electric shower overhead, wash hand basin and WC.

Externally there is a private well-maintained garden space both to the front and back of the flat. The property also benefits from electric heating. Early viewing is highly recommended.





BEDROOMS  
& BATHROOM

Approximate Dimensions (Taken from the widest point)

Lounge	4.57m (15') x 4.08m (13'5")
Kitchen	3.42m (11'3") x 2.90m (9'6")
Bedroom 1	3.46m (11'4") x 3.32m (10'11")
Bedroom 2	3.27m (10'9") x 2.92m (9'7")
Bathroom	2.07m (6'9") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup> | EPC Rating: E

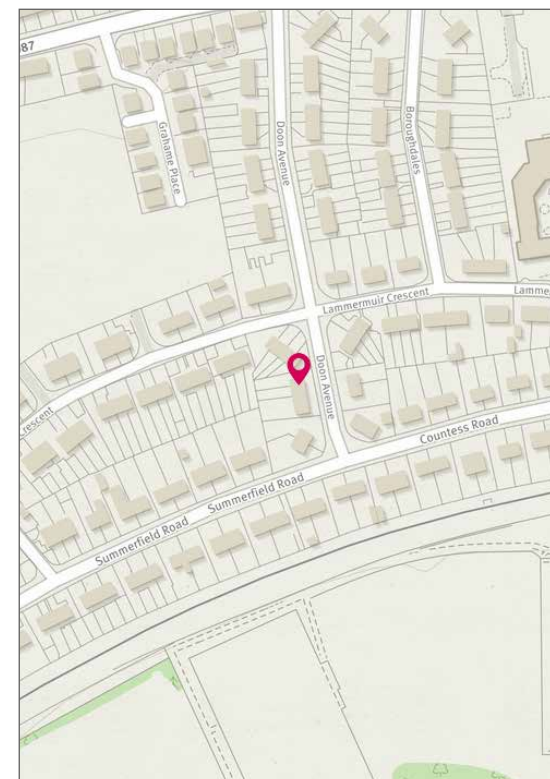
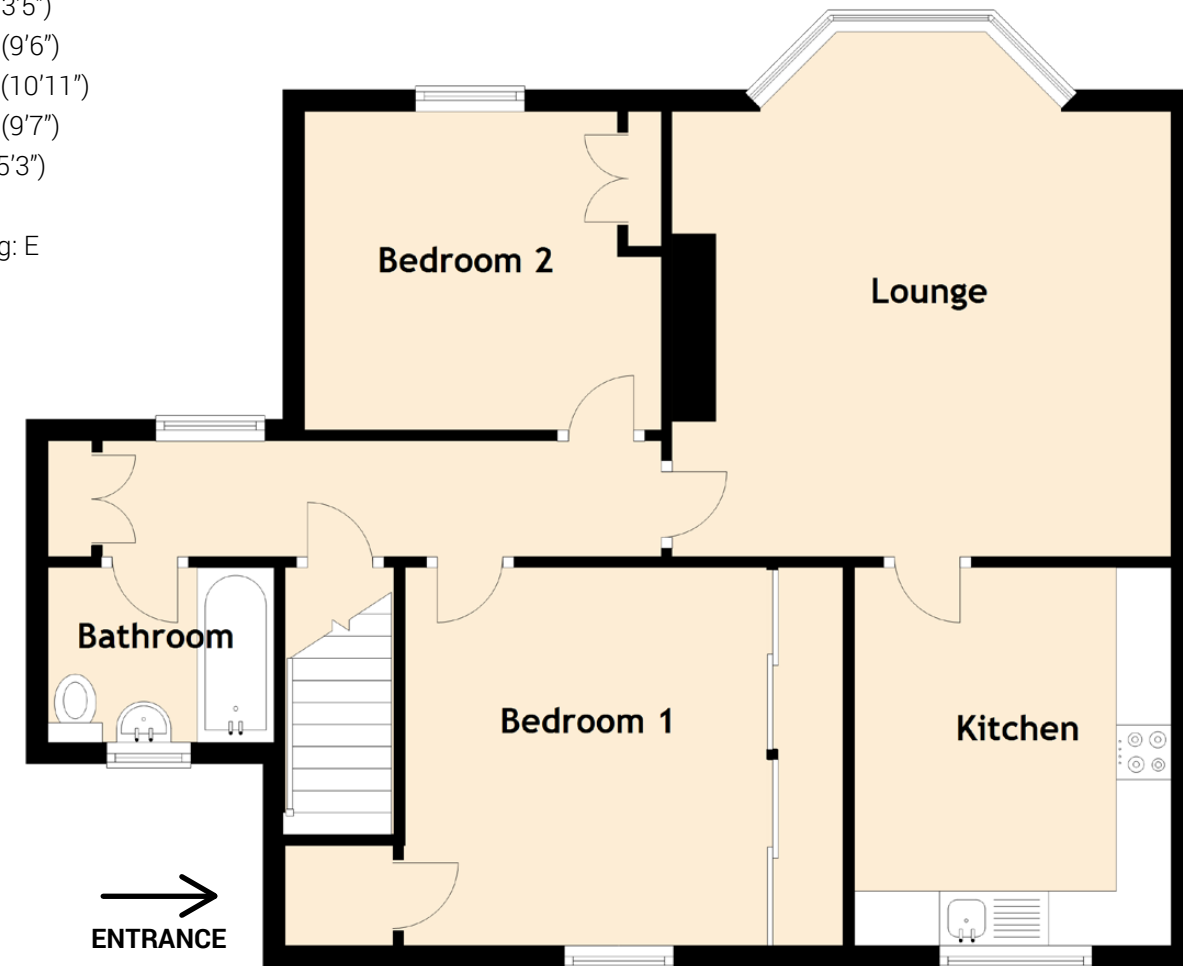


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