



THE LOCATION

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. 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 hour's drive from Dunbar.



THE PROPERTY

McEwan Fraser is delighted to present this lovely two double bedroom, main door, flat to the market. Internally the property enjoys fantastic proportions and has retained many period features alongside a bright neutral decor theme. Presented in excellent order, the accommodation comprises large lounge, two generous double bedroom, huge dining kitchen and shower room. There is access to a pretty communal garden to the rear and the property also benefits from gas central heating.

You enter the property through a spacious central hallway which includes storage to help with day to day clutter. The lounge is immediately to your right as you enter. You will be immediately struck by the proportions on offer. Superb floor space and high ceiling give a sense of grandeur. This is reinforced as you look closer. You will start to pick up some of the finer details such as the ornate coving, large windows and a striking fireplace with a wood-burning stove. A room of this size offers real flexibility and an incoming purchaser will be able to readily adapt the layout to their taste and needs. Crossing the hall, you find the master bedroom which enjoys virtually identical proportions to the reception room. There is plenty of space for the largest of frame beds and a host of associated free

standing furniture. The second bedroom is also a spacious double and overlooks the communal garden to the rear, adjacent to the kitchen. The dining kitchen has recently been refitted to an exacting standard and offers plenty of space for a six or eight-seat dining table alongside a complete range of base and wall-mounted units. There is ample preparation and storage space for the aspiring chef and the units are arranged around a range style cooker. Finally, internal accommodation is completed by a contemporary shower room which has been finished to an exacting standard and boasts a baby bath style shower tray.

Internal viewing is an absolute must to get a true sense of what this charming property has to offer.





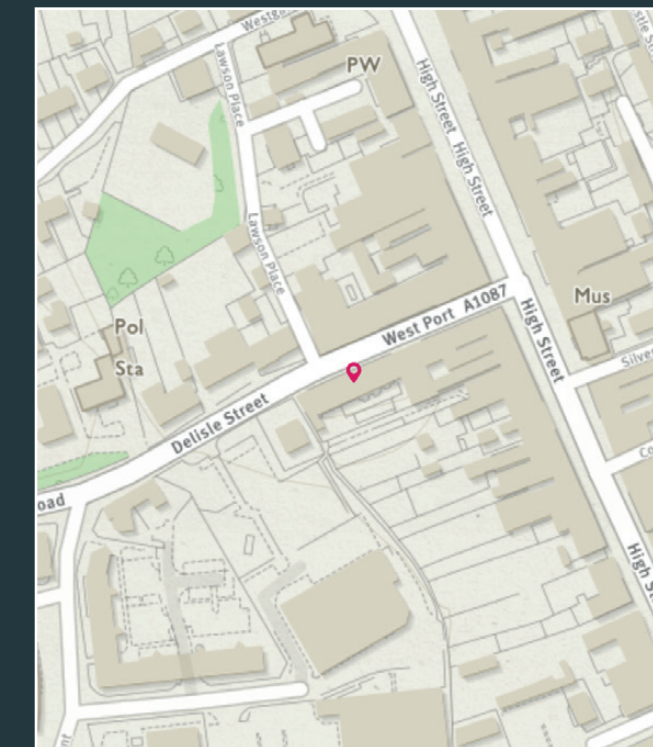
THE DETAILS



Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	5.81m (19'1") x 3.91m (12'10")
Lounge	4.35m (14'3") x 4.35m (14'3")
Bedroom 1	4.50m (14'9") x 4.16m (13'8")
Bedroom 2	3.89m (12'9") x 3.24m (10'8")
Shower Room	3.25m (10'8") x 1.15m (3'9")

Gross internal floor area (m²): 100m² | EPC Rating: D





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