

# 4C West Port

DUNBAR, EAST LoTHIAN, EH42 1BU



*This spacious five-bedroom duplex flat has a prime position close to the High Street, train station, and the full range of amenities available in Dunbar*



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McEwan Fraser is delighted to present this spacious five-bedroom duplex flat to the market. The property has a prime position close to the High Street, train station, and the full range of amenities available in Dunbar. The proportions on offer in this property give it superb potential as a family home or as a potential HMO property for a savvy investor.

# THE LIVING ROOM



Internal accommodation is focused on a spacious living room that is bright and neutrally decorated. The living room has plenty of space for different furniture arrangements giving a new owner flexibility to create their ideal entertaining space.

# THE KITCHEN

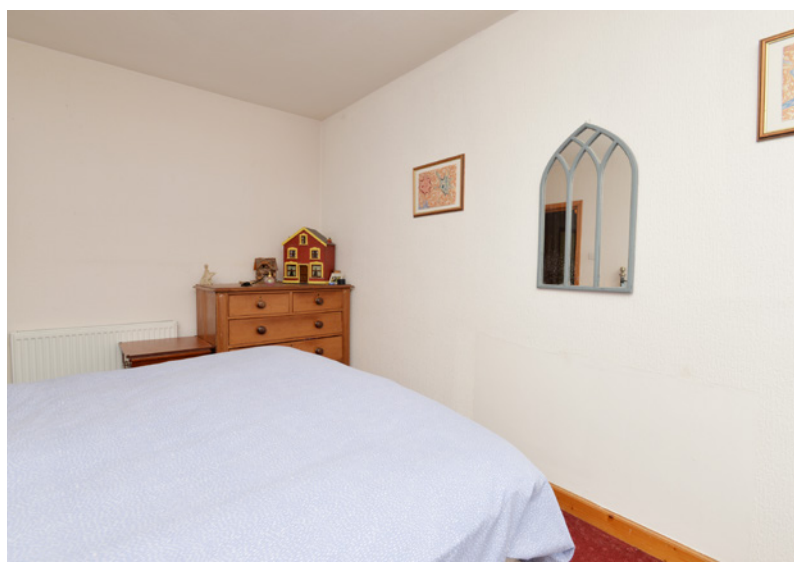


A large dining kitchen is adjacent to the living room. The kitchen includes a generous range of base and wall-mounted units that offer excellent preparation and storage space for the aspiring chef. There is a range of integrated appliances including a gas hob, electric oven and grill. There is also space for a freestanding dishwasher. Further storage is available in an attached utility room as well as the washing machine, tumble dryer and fridge freezer.



The lower level of the property also includes three double bedrooms, a lovely shower room, a separate WC, and plenty of integrated storage. Bedrooms one and two are generous doubles with ample space for a full suite of freestanding furniture. Bedroom three is a further double that includes an integrated wardrobe. The shower room is exceptionally well finished with partial tiling, a wetroom-style shower, and a contemporary suite.

# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



# THE SHOWER ROOM

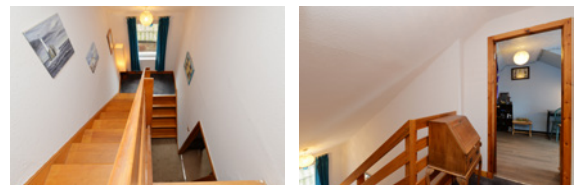


# THE HALL, STAIRS & WC



Climbing the stairs, there are two further double bedrooms which both include integrated storage. Two additional storage cupboards can also be found on the landing between the bedrooms. The property boasts central heating with an electric boiler and a mixture of secondary and double glazing.

Viewing is essential to fully appreciate the proportions and potential of this lovely property.





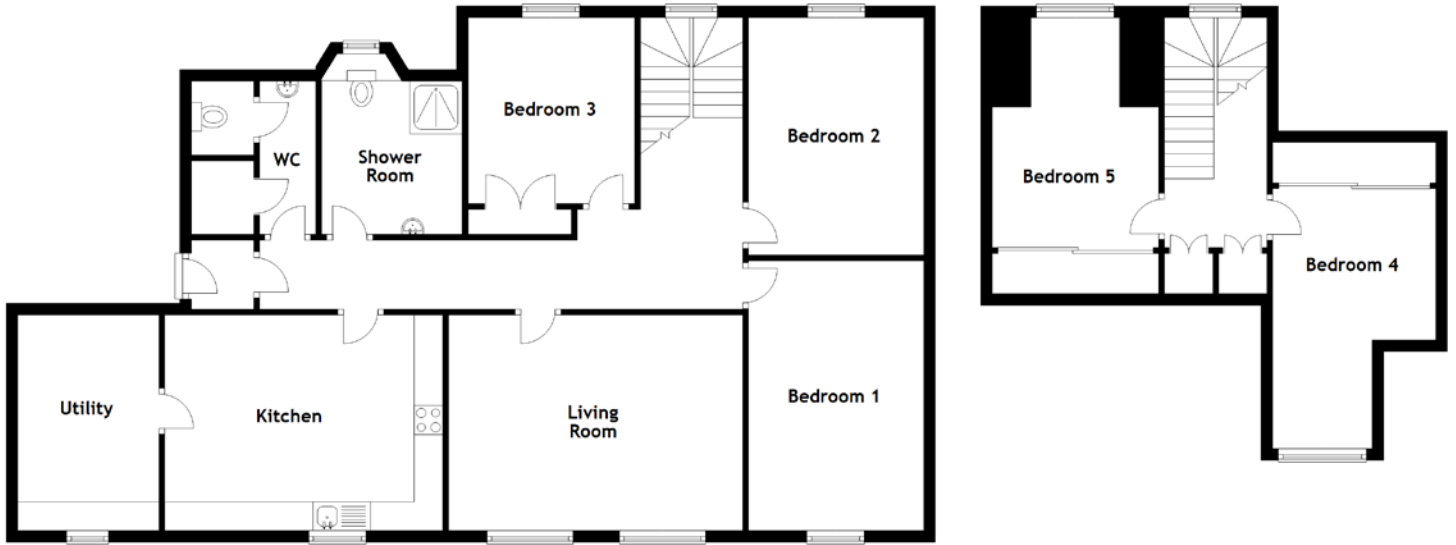
# BEDROOM 4



# BEDROOM 5



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Living Room	5.12m (16'10") x 3.75m (12'4")
Kitchen	4.84m (15'11") x 3.75m (12'4")
Utility	3.75m (12'4") x 2.46m (8'1")
WC	2.67m (8'9") x 2.17m (7'2")
Shower Room	3.14m (10'4") x 2.45m (8')

Bedroom 1	4.69m (15'5") x 3.05m (10')
Bedroom 2	4.13m (13'7") x 3.05m (10')
Bedroom 3	3.24m (10'7") x 2.90m (9'6")
Bedroom 4	4.52m (14'10") x 2.84m (9'4")
Bedroom 5	4.00m (13'2") x 2.90m (9'6")

Gross internal floor area (m<sup>2</sup>): 149m<sup>2</sup>  
EPC Rating: G



# 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.

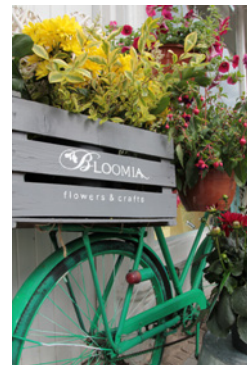




The High Street is surrounded by various shops, vennels and historic buildings and is full of character. Here you will find everything for all your daily requirements including banking and postal services. In fact, Dunbar has such a broad range of local amenities that there is no need to venture out 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 cliff top trail captures the beauty of the countryside and its spectacular seascapes. Dunbar has all the ingredients for an energetic lifestyle 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. an excellent rail link from to major cities passes through the town and Edinburgh International Airport is a pleasant hours' drive from Dunbar.



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