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GSB PROPERTIES

HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

OFFERS TO:

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DUNBAR
ASHFIELD HOUSE
COUNTESS ROAD

OFFERS AROUND £460,000



**DUNBAR
ASHFIELD HOUSE
COUNTRESS ROAD**

OFFERS AROUND £460,000

**IMPRESSIVE 18TH CENTURY
GEORGIAN HOUSE OF GREAT
CHARACTER
WITH ½ ACRE GARDEN
GROUNDS**

**PRIVATE, SECLUDED LOCATION,
YET CLOSE TO ALL AMENITIES**

**GREATLY IMPROVED AND
MODERNISED**

**ENTRANCE VESTIBULE AND HALL
SITTING/FAMILY ROOM
LIVING/DRAWING ROOM
FORMAL DINING ROOM
KITCHEN/BREAKFAST ROOM
STORES AND UTILITY ROOMS
5 DOUBLE BEDROOMS
SHOWER ROOM
BATHROOM**

General Description

Built around 200 years ago, Ashfield House enjoys a most secluded and private position within its own grounds - yet its location couldn't be more convenient - only a few minutes walk from the shops, schools and the railway station.

The historic seaside and fishing town of Dunbar has an excellent shopping centre, including a recently opened ASDA Superstore, schooling for all ages and a wide range of leisure and recreational facilities. These include a modern leisure pool, sports complex, two fine links golf courses and numerous sports and social clubs. The town is surrounded by typically beautiful East Lothian countryside and there are many interesting coastal walks including those in the John Muir Country Park. The town is within comfortable commuting distance of Edinburgh by car or train from the local station and the City Bypass also provides rapid access to the airport and motorway network leading north and west.

Ashfield House is an interesting, detached late Georgian House on two-floors that boasts many original and pleasing features such as exceptionally spacious rooms, high, decorative corniced ceilings, original and restored open fireplaces and wood flooring and large windows in most of the rooms provide wonderful natural light throughout the house. In recent years the property has also had many upgrades and improvements which include repairs to the original slate roof, a damp proof course, some window replacement, installation of gas fired central heating, a lovely country-style kitchen, family bathroom and shower room. In addition there are ample power outlets, TV and telephone connection points throughout. Outside there is a private driveway with ample parking facilities and lovely mature, woodland gardens comprising of about one third acre grounds.

This is an exceptional family home rarely on the open market with great potential for further improvement, if so desired. Early viewing is highly recommended.

Accommodation

ENTRANCE VESTIBULE AND HALL

Solid double panelled front doors open into a traditional vestibule which has two windows on either side. Glazed door leads into the main L-shaped hall which gives access to all the rooms on the ground floor and stairs leading to the upper floor accommodation. Part fitted carpet and wood floor.

SITTING ROOM 5.58m x 4.36m (18'4" x 14'3")

A bright spacious room with a wide window overlooking the front courtyard and gardens. Feature open fireplace with oak mantelpiece,



been cleverly converted to a utility room which accommodates a washing machine and fridge/freezer.

DRAWING ROOM 6.41m x 5.46m (21' x 17'11")

Another beautifully proportioned, bright and airy formal living room with large windows and glazed door opening out to the front courtyard and garden. Imposing marble fireplace with open grate and slate hearth. Original wood floor.

SHOWER ROOM 3.31m x 1.24m (10'10" x 4')

Fitted with a modern white suite comprising, wash hand basin, WC and double shower with screen doors.

KITCHEN/DINING ROOM 4.96m x 3.28m (16'3" x 10'9")

With a window and glazed door leading out to a back porch and then to the garden, the kitchen is beautifully fitted with a range of modern base and wall mounted units. It incorporates a Belfast sink unit with mixer tap and with plumbing for a dishwasher. Large range gas cooker and canopy extractor fan.

STAIRS AND LANDING

Straight staircase leads to a bright spacious gallery-style landing. Natural light is provided to this area by deep set windows to either side. Fitted carpet.

MASTER BEDROOM 6.08m x 4.83m (20' x 15'10")

Another elegant and ultra spacious main bedroom with large twin windows to the front, impressive corniced ceiling, feature display alcoves with cupboard space underneath and fireplace with tiled inlay and open grate. Fitted carpet.



**LARGE WALLED GARDENS
PRIVATE DRIVEWAY
GAS FIRED CENTRAL
HEATING**

**VIEWING:
TELEPHONE OWNER
07730900476 OR GSB
PROPERTIES 01620 825368**

tiled inlay and slate hearth. Wood floor and TV connection point. Door to Bedroom.

BEDROOM 5 4.66m x 3.57m (15'4" x 11'9") Approx

With its unusual curved wall and overlooking the front of the property, this room also has great versatility and would be ideal as a study/home office, family room or playroom. Fitted carpet, TV and telephone connection point.

BATHROOM 3.27m x 2.09m (10'9" x 6'10")

Victorian in-style and comprising roll top bath, wash hand basin and WC. Tongue and groove panelled surround, glazed window and wood floor.

BEDROOM 4 3.52m x 3.21m (11'6" x 10'6")

Double bedroom with small window, built-in storage cupboard and utility cupboard. Fitted carpet.

DINING ROOM 5.96m x 4.92m (19'6" x 16'1")

A superb formal dining room ideal for entertaining or family gatherings with decorative corniced ceiling and large window overlooking the front courtyard. Large marble fireplace with open grate and slate hearth. Wood floor. Door to the hall.

2ND HALL & UTILITY ROOM

Overlooks the rear garden and leads to a shower room and drawing room. Large stores room and fitted carpet. Another storage room has

BEDROOM 3 5.13m x 3.74m (16'10" x 13'3")

Double bedroom to the front, corniced ceiling, decorative fireplace and fitted carpet.

BEDROOM 4 3.90m x 2.88m (12'9" x 9'4")

Double bedroom to the front, working shutters, fitted carpet and attic hatch

GARDEN GROUND

The enclosed garden ground extends to approximately one third acre of land and encompass all sides and front of the property. Entered through double wooden gates just off Countess Road, a gravelled and slightly elevated driveway, leads up to the front entrance courtyard. The mainly woodland gardens which are of a particularly pleasing and relaxing nature, offer excellent privacy and seclusion and provide an abundance of mature trees, lawns, flowering shrubs and herbaceous borders.

EXTRAS

Included in the sale are all fitted carpets, light fittings, blinds, kitchen appliances and garden shed.

COUNCIL TAX BAND G

