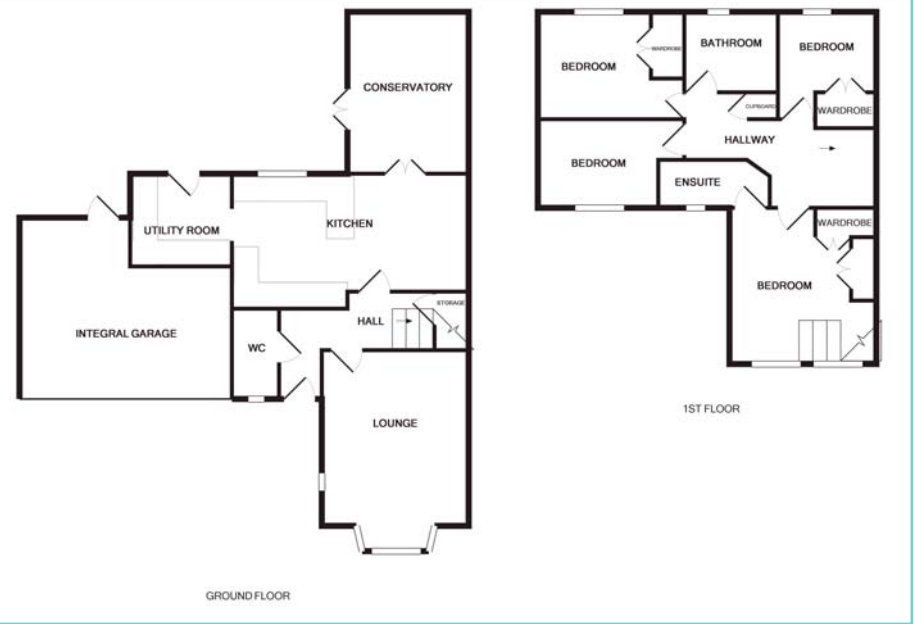


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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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.

GSB PROPERTIES

OFFERS TO:

18 HARDGATE HADDINGTON
 EAST LOTHIAN EH41 3JS
 TEL: 01620 825368 FAX: 01620 824671
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DUNBAR
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**EXTENDED DETACHED HOME WITH
IDEAL LIVING ACCOMMODATION
FOR MODERN FAMILY LIVING**

**ENTRANCE HALL
LOUNGE
DINING ROOM
KITCHEN
UTILITY ROOM
CONSERVATORY
CLOAKROOM
LANDING
MASTER BEDROOM
EN-SUITE SHOWER
3 FURTHER BEDROOMS
FAMILY BATHROOM
DOUBLE GARAGE
GARDENS
GAS CENTRAL HEATING
DOUBLE GLAZING**

VIEWING: BY APPOINTMENT

TELEPHONE GSB PROPERTIES

ON 01620 825368

LOCATION

Bruntsfield Crescent is located on the popular Bryant Homes Hallhill Development within short walking distance of the town centre, schools and railway station. Dunbar has a good shopping centre, schooling for all ages and a wide range of leisure and recreational facilities. These include a modern leisure pool, sports complex, two 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 John Muir Country Park. Dunbar is within comfortable commuting distance of Edinburgh by car or by train from the local station. The city bypass also provides ready access to the airport and motorway network.

ACCOMMODATION

The property is a stylish detached home which has been altered and extended to create an ideal family home. Entered through the front door into a spacious hallway with Amtico flooring laid throughout. To the front aspect the lounge with feature electric fire with gas point behind, fitted carpet and a wide window. The Kitchen and Dining Room have been opened up and extended to allow the light to flow through the ground floor accommodation. Fitted with a quality range of wall and base level units with work surface over and incorporating a stainless steel sink unit and drainer. A larger utility room has also been created by "pinching" a small section of the double garage. Added to the rear of the property is a large conservatory with double patio doors opening into the garden. Also on the ground floor is a useful w/c.

To the first floor the master bedroom has two wide windows to the front aspect, fitted carpet and double fitted wardrobes. En-suite shower room with three piece suite and Amtico flooring. There are three further bedrooms on the first floor; two of which have fitted wardrobes. The family bathroom has been fitted with a three piece suite comprising of low level w/c, wash hand basin and panel bath with shower over.

To the outside of the property there is a landscaped garden to front, with large rear garden partially surrounded by stone wall. The rear garden includes lawn area, vegetable plot, fruit trees and patio.

SPECIFICATION

Entrance Hallway
Lounge 5.12m x 3.52m (16'09 x 11'06)
Dining Room 2.89m x 2.75m (9'05 x 9'00)
Kitchen 3.21m x 2.93m (10'06 x 9'07)
Utility Room 3.09m x 2.43m (10'01 x 7'11)
Conservatory 4.11m x 3.29m (13'06 x 10'09)
Landing
Master Bedroom 4.41m x 3.52m (14'09 x 11'06)
En-Suite
Bedroom 3.32m x 2.99m (10'10 x 9'09)
Bedroom 2.79m x 2.66m (9'01 x 8'08)
Bedroom 2.26m x 2.79m (9'03 x 9'01)
Bathroom 2.36m x 1.99m (7'08 x 6'06)

EXTRAS

All floor coverings and light fittings. Integral Kitchen appliances.

COUNCIL TAX BAND - F

ENERGY RATING - C

