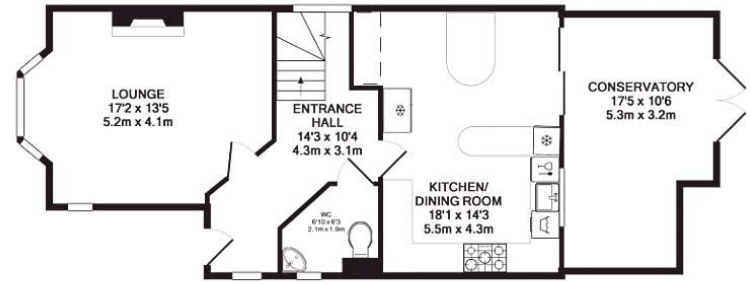
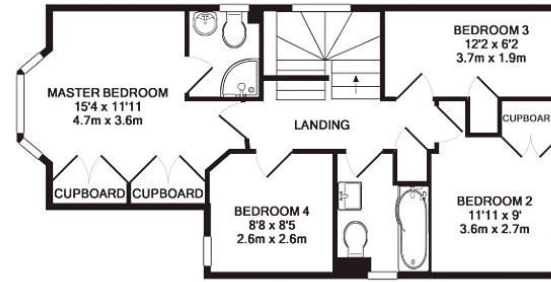


License No: ES100012703



GROUND FLOOR
APPROX. FLOOR
AREA 756 SQ.FT.
(70.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 587 SQ.FT.
(54.5 SQ.M.)



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
LP 1 Haddington DX 540733 Haddington

ESPC
espc.com



DUNBAR, EAST LOTHIAN
4 MUIRFIELD ROAD
EH42 1GQ

DUNBAR, EAST LOTHIAN
4 MUIRFIELD ROAD
EH42 1GQ

**ATTRACTIVE DETACHED VILLA
LOCATED WITHIN A MATURE
MODERN DEVELOPMENT, IN A
POPULAR RESIDENTIAL AREA
OFFERING EXCELLENT FAMILY
ACCOMMODATION**

HALL
BAY WINDOWED LOUNGE
SUPERB LARGE MODERN DINING
KITCHEN
CONSERVATORY
WC
UPPER LANDING
BAY WINDOWED MASTER
BEDROOM
ENSUITE SHOWER ROOM
3 FURTHER BEDROOMS
MODERN FAMILY BATHROOM
GAS CENTRAL HEATING
DOUBLE GLAZING
SINGLE GARAGE

VIEWING: TELEPHONE
GSB PROPERTIES
01620 825368

GENERAL DESCRIPTION

The historic seaside and fishing town of Dunbar has excellent shopping facilities including an Asda superstore, as well as 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. East Lothian's beautiful countryside and fine coastline, including the John Muir Country Park, are virtually on the doorstep and Dunbar is within comfortable commuting distance of Edinburgh by car or by train from the local railway station.

The property offered for sale is an attractive detached villa, situated on a modern development on the outskirts of the town, offering excellent family accommodation, with private gardens, single garage and drive-in. The ground floor accommodation comprises an entrance hall and a lovely bay windowed lounge with feature fire surround and living flame gas fire, and there is a superb large modern dining kitchen, a well proportioned conservatory and a WC. On the upper floor there is a bay windowed master bedroom with two double fitted wardrobes and ensuite shower room, three further bedrooms, two with fitted wardrobes and a lovely modern family bathroom. The property has gas central heating to all rooms except the conservatory which has an electric heater, and double glazing to all windows.

The property offers excellent family accommodation and early viewing is recommended.

ACCOMMODATION

HALL

The hall has a double glazed window unit, a central heating radiator, wooden flooring and a carpeted staircase to the upper accommodation.

LOUNGE

An attractive lounge with a double glazed bay window in addition to a small window unit, fitted carpet and coving. The focal point of the room is a lovely fire surround with living flame gas fire and additional warmth is generated by two central heating radiators.

DINING KITCHEN

The kitchen has been refitted with an excellent range of modern units, with Scottish rose quartz work surfaces and upstand and a Belfast sink with mixer tap. The Range master cooker is included in the sale together with the integral dishwasher, washer dryer and microwave and the wine cooler and American style fridge freezer. Window and patio doors to conservatory. Under stairs storage area. Fitted dining table, tiled floor and tall modern central heating radiator.

CONSERVATORY

The conservatory is accessed from the dining kitchen and has double glazed French doors to the rear garden. Tiled flooring, wall lights and wall mounted electric heater.

WC

The downstairs cloakroom has a two piece white suite, wooden flooring, a central heating radiator and a window to the side of the property.

UPPER LANDING

The landing has an airing cupboard, fitted carpet and a central heating radiator. There is a double glazed window unit at the turn of the stair.

MASTER BEDROOM

An attractive bay windowed master bedroom with laminate flooring, coving, central heating radiator and two double fitted wardrobes. Access to ensuite shower room.

ENSUITE SHOWERROOM

This comprises a three piece white suite incorporating a corner shower cubicle. Partial wall tiling, double glazed window unit, heated towel rail and tiled floor.

BEDROOM 2

The second double bedroom is located to the rear with laminate flooring, central heating radiator, a double glazed window unit and double fitted wardrobes.

BEDROOM 3

The third bedroom, also situated to the rear of the property with a double glazed window unit, central heating radiator, laminate flooring and a single fitted wardrobe.

BEDROOM 4

The fourth bedroom is situated to the front with a double glazed window unit, fitted carpet and a central heating radiator.

BATHROOM

A lovely modern family bathroom with a three piece white suite incorporating a shower bath with shower screen and the wash hand basin has a useful vanity drawer. Tall heated towel rail, double glazed window unit and tiled floor.

EXTRAS

All fitted carpets and floor coverings, blinds, range cooker, dishwasher, microwave, washer dryer, fridge/freezer and wine cooler.

GARDENS AND GARAGE

There are private gardens to the front, side and rear, a drive-in and a single garage with an up and over door to the front and a door to the rear garden.

COUNCIL TAX BAND - E

