



License No: ES100012703



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



DUNBAR
 4 WARRENDER CRESCENT
 EH42 1LU

DUNBAR

4 WARRENDER CRESCENT

EH42 1LU

IMMACULATE TWO BEDROOMED SEMI-DETACHED HOUSE

PLEASANT CENTRAL LOCATION, CLOSE TO ALL LOCAL AMENITIES

GREATLY IMPROVED AND MODERNISED

ENTRANCE HALLWAY OPEN PLAN LOUNGE/DINING ROOM KITCHEN SHOWER ROOM 2 BEDROOMS GAS CENTRAL HEATING DOUBLE GLAZING GARAGE GARDENS

**VIEWING: TELEPHONE GSB
PROPERTIES 01620 825368**

LOCATION

Warrender Crescent is situated on the southern edge of town within easy walking distance to the town centre, schools and minutes away from the A1 motorway.

The historic seaside and fishing town of Dunbar is a pleasant East Lothian coastal town located beside the A1 and within easy reach of East Linton about five miles away and Haddington and North Berwick about ten miles. Within the town there is excellent shopping amenities, schooling for all ages and a wide range of leisure and recreational facilities. Within walking distance of the property is the large Asda shopping store. Leisure facilities include a modern leisure pool, two fine links golf courses and numerous sports and social clubs. Dunbar is also surrounded by beautiful countryside and there are some delightful coastal walks nearby including the John Muir Country Park. The mainline railway station of Dunbar, with ample parking facilities, is close by and commuting to the Edinburgh city centre takes approximately 40 minutes.

DESCRIPTION

4 Warrender Crescent is in immaculate condition, with the owner taking great pride and care in its appearance. Through the half glazed front door you enter into a spacious hallway with large storage cupboard and access to the lower accommodation, and staircase leading to the first floor. The open plan lounge/dining room is the whole length of the property and is always bright due to a wide window to front and sliding patio door to rear. The kitchen which can easily accommodate a full dining table and chairs has been fitted with a modern range of wall and base level units with work surface over that incorporates a stainless steel sink unit and drainer. A glass panelled door leads out to the rear garden. Also on the ground floor is a shower room, with shower cubicle, low level w/c and wash hand basin fitted in a vanity unit. To the first floor are two double bedrooms. The main bedroom has been fitted with wardrobes and has a window to the rear aspect. The second bedroom has windows to both the front and rear aspect. To the outside of the property the front garden is mainly laid to lawn with a flower and shrub border.

The rear has a lawn area, patio, raised bedding, and garden shed.

In addition to the property an attached garage has been built along the side of the property, with a driveway to front.

SPECIFICATION

Entrance hallway, Open Plan Lounge/Dining Room 6.90m x 3.23m (22'07" x 10'07"), Kitchen 3.52m x 3.00m (11'06" x 9'10"), Shower Room 2.45m x 1.69m (8'00" x 5'06"), Landing, Bedroom 4.99m x 3.21m (16'00" x 10'06"), Bedroom 4.88m x 2.60m (16'00" x 8'06"), Garage, Gardens

SERVICES

Gas Central Heating, Mains Water/Drainage, Electricity, Telephone

ITEMS TO BE INCLUDED WITHIN PRICE

All floor coverings and light fittings, washing machine, fridge/freezer, hob/oven, electric fire, mirror, blinds and curtains

DIRECTIONS

Heading from Edinburgh/Haddington along the A1, at the Spott Roundabout take the first left exit towards Dunbar. After half a mile turn left into Lochend Road. Take the first right into Warrender Crescent and the property is found second house on the right hand side.

COUNCIL TAX BAND - C

NOTE:

It is of particular note to potential viewers that often in these homes, one of the bedrooms is converted into two, by using a partitioned wall, thus creating a three bedroom home.

It would also be noted that at the time of the garage conversion the owners had the garage foundations strengthened so in the future an extension could be built on the roof, extending the upper accommodation of the property. (Subject to local planning consent)

