



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 GSBProperties' 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:**

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**DUNBAR**  
**4 JOHN MUIR ROAD**  
**FIXED PRICE £275,000**



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**HOME REPORT AVAILABLE**

**BEAUTIFULLY PRESENTED  
DETACHED VILLA  
SUPERB FAMILY HOME  
PLEASANTLY LOCATED  
WITHIN DEVELOPMENT**

**ENTRANCE HALL  
CLOAKROOM  
LOUNGE  
DINING ROOM  
FAMILY ROOM  
KITCHEN/BREAKFAST ROOM  
UTILITY ROOM  
4 BEDROOMS  
EN-SUITE BATHROOM  
FAMILY BATHROOM  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
DOUBLE GARAGE  
LANDSCAPED GARDEN**

**General Description**

The historic seaside and fishing town of Dunbar is a popular Lothian's coastal town which as an excellent shopping centre including an ASDA Superstore, 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. It is surrounded by typically beautiful East Lothian countryside and there are many interesting coastal walks including those at John Muir Country Park. The town is within comfortable commuting distance of Edinburgh by car or by train from the local railway station and the City Bypass also provides ready access to the airport and motorway network leading north and west.

The property offered for sale is a stylish and generously proportioned detached four bedroom villa with a special feature being the attractive family room positioned at mezzanine level. This home offers very spacious and flexible accommodation and includes many quality features, such as recessed lighting, additional power, telephone and TV/satellite sockets, bevelled glass inner doors, corniced ceilings, tiled flooring, a fully integrated dining/kitchen, bay window and a feature stone fireplace in the lounge and a luxury en-suite bathroom. It is also an economically run home with full gas fired central heating and double-glazing. Outside, there is an integral double garage with driveway and well-maintained landscaped gardens to the front and back.

With a pleasant open aspect to the front, this most attractive family home is in pristine, ready-to-walk-in condition. Early viewing is highly recommended.

**Accommodation**

**ENTRANCE VESTIBULE** 1.67m x 1.45m (5'4" x 4'9")

Approached via a covered porch, the part glazed front door with side screen panel opens into the spacious vestibule. There is a double cloaks cupboard, fitted carpet and Security Alarm Panel. Glazed inner door to hall.

**HALL**

The light spacious hallway gives access to the lounge, dining room, cloakroom, kitchen and stairs leading to the upper floor accommodation. Fitted carpet and telephone connection points.

**CLOAKROOM**

Useful downstairs toilet with built-in wash hand basin and WC. Tiled floor and extractor fan.

**LOUNGE** 6.86m x 3.53m (24'6" x 11'7")

Bright, generously proportioned living room with a large box bay window overlooking the front and a wide window to the back overlooking the garden. Lovely sandstone-style fireplace with marble inlay and hearth fitted with a feature 'living flame' gas fire. Fitted carpet and TV and telephone connection points.



**MASTER BEDROOM** 4.52m x 3.16m (15' x 10'4")

A spacious main bedroom with triple windows overlooking the rear of the property. Extensive, built-in fitted wardrobes, fitted carpet, TV and telephone connection points.

**EN-SUITE BATHROOM** 3.08m x 2.07m (10' x 6'9")

A spacious luxury bathroom beautifully fitted with a modern suite with the wash hand basin and WC set in a vanity unit with integrated cupboards, full bath and separate, fully tiled double shower compartment with power shower and glass screen doors. Contemporary chrome bathroom accessories and attractive limestone tile surround. Glazed window and ceramic tile floor; shaver connection point.

**BEDROOM 2** 3.15m x 2.81m (10'4" x 9'2")

Double bedroom which has pleasant open views to the front of the property and a built-in fitted wardrobe with mirror sliding doors. Fitted carpet and six power points.

**BEDROOM 3** 3.39m x 3.09m (11'1" x 9")

Double bedroom with windows to the back. Built in fitted wardrobe with mirror sliding doors, fitted carpet and four power points.

**BEDROOM 4** 2.76m x 2.76m (9' x 9")

Smaller double bedroom with a window to the back and with a built-in fitted wardrobe with mirror sliding doors, fitted carpet, telephone connection point and four power points.

**FAMILY BATHROOM** 2.45m x 2.33m (8' x 7'8")

Another luxury bathroom fitted with a modern white suite with built-in WC and wash hand basin, full bath and separate, fully tiled shower cubicle with electric shower unit and folding glass doors. Attractive tiling surround, chrome fittings and ceramic tile floor.



**DINING ROOM** 3.34m x 2.78m (11' x 9'1")

Comfortable in size and positioned to the rear of the property, there are patio doors leading out to the garden. Fitted carpet.

**KITCHEN/BREAKFAST ROOM** 4.61m x 4.26m (15'2" x 14'2")

Spacious and bright with a wide window overlooking the rear garden and bay window to the side, ideal for breakfasting table and chairs. The kitchen is beautifully fitted with a range of modern base and wall mounted units with tiling over the worktops. It incorporates a stainless steel sink unit with mixer tap gas hob, eye level double ovens and extractor hood, microwave oven, dishwasher and fridge and freezer. Tiled floor and TV connection point.

**UTILITY ROOM** 3.27m x 1.65m (10'9" x 5'5")

Leading off the kitchen with half glazed door to the garden and a further door to the garage. Fitted with coordinated worktops with tiled splashback and a stainless steel sink unit with mixer tap. Space for both a washing machine and tumble dryer. Tiled floor and extractor fan.

**STAIRS AND LANDING** 3.53m x 1.34m (11'7" x 4'5")

The staircase has an attractive spindle balustrade and leads up to the family room and upper hall. Airing cupboard and hatch with pull-down ladder giving access to the partially floored attic space above. Fitted carpet to stairs and landing.

**FAMILY ROOM** 6.27m x 4.14m (20'8" x 14')

An additional pleasing feature of this property and located at mezzanine level is the comfortable family room with its feature French windows with exterior wrought iron handrail to the front of the property and triple side windows. Useful storage cupboard, fitted carpet, TV and telephone connection points.

**DOUBLE GARAGE** 5.26m x 5.26m (17'9" x 17'9")

Fitted with two single up and over doors, light, large integral storage cupboard and power laid on. The gas central heating boiler is also positioned here. Monoblock paved driveway provides additional parking spaces in front of the garage.

**GARDEN**

The open plan front garden is mainly South facing and laid mainly to lawn with a side path leading to the rear garden. The larger rear garden which is slightly terraced in design is fully enclosed with timber fencing and laid to lawn with deep bedding borders and includes a large York-paved patio/sitting area adjacent to the house and a further lower level patio area which is a wonderful suntrap in the summer months.

**EXTRAS**

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

**COUNCIL TAX BAND:** G

**VIEWING: TELEPHONE**

**GSB PROPERTIES**

**01620 825368**

