



License No: ES100012703



GROUND FLOOR



FIRST FLOOR

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

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DUNBAR
2 HAZEL COURT
EH42 1PS

DUNBAR

WEST BARNES

2 HAZEL COURT

**SPACIOUS END TERRACED VILLA
PLEASANTLY SITUATED WITHIN
POPULAR RESIDENTIAL AREA**

**CLOSE TO SCHOOL, TOWN
AND COASTLINE**

IMPROVED AND UPGRADED

ENTRANCE HALL

LOUNGE

CONSERVATORY

DINING KITCHEN

NEW BATHROOM

3 DOUBLE BEDROOMS

FRONT & REAR GARDENS

GARAGE WITH PRIVATE PARKING

DOUBLE GLAZING

GAS CENTRAL HEATING

**VIEWING: TELEPHONE GSB
PROPERTIES 01620 825368**

DESCRIPTION

Hazel Court is situated on the southwestern outskirts of Dunbar, lying adjacent to Belhaven and close to John Muir Country Park.

In Dunbar there is 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 fine links golf courses and numerous sports and social clubs. The town is within comfortable commuting distance to Edinburgh by car; with the expressway and city bypass providing rapid access to the city and its airport and motorway network leading north and west. There are also regular train services from Dunbar station taking approximately 22 minutes. East Lothian's beautiful countryside is virtually on the doorstep and there are many interesting coastal walks nearby.

The property offered for sale is a traditionally built end of terrace villa which offers spacious living accommodation with a flexible layout. It has been well maintained, is in good decorative order and in recent years was improved to include a large garage and conservatory. In addition, the property has been upgraded to include attractive laminate flooring, recessed lighting, fireplace in the lounge, a deep fitted wardrobe in the main bedroom and a recently upgraded bathroom fitted with a modern white WC, wash hand basin, deep soaking bath with electric shower and glass screen over.

In brief the accommodation comprises on the ground floor; entrance hall, lounge, conservatory, fitted kitchen/dining room and bathroom while

upstairs there are three double bedrooms with storage and wardrobe space. Outside there is a longer than usual garage built at the side with integral door to the house, enclosed gardens and private courtyard parking.

This is a bright, spacious, very affordable family home in good walk-in condition. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL	2.77m x 2.17m (9' x 7'1")
LOUNGE	4.86m x 3.45m (16'4" x 11'4")
CONSERVATORY	3.52m x 2.98m (11'6" x 9'10")
DINING KITCHEN	3.52m x 3.23m (11'6" x 10'6")
BATHROOM	2.62m x 1.76m (8'5" x 5'9")
BEDROOM 1	5.08m x 2.89m (16'8" x 9'5")
BEDROOM 2	3.98m x 2.62m (13' x 8'5")
BEDROOM 3	3.58m x 2.71m (11'8" x 8'8")
GARAGE	6.90m x 3.71m (22'7" x 12'2") approx

GARDENS

The front enclosed garden is laid mainly to lawn. The larger easily maintained rear garden is also enclosed by a mature hedge and fencing and includes double gates leading into the courtyard parking area which can accommodate one or more vehicles. The garden area includes a raised deck adjacent to the Conservatory and a paved/patio sitting area.

EXTRAS

Included in the sale are all fitted carpets, light fitting, blinds, electric hob, double ovens, washing machine, dishwasher, fridge and freezer in the garage.

COUNCIL TAX BAND - C

