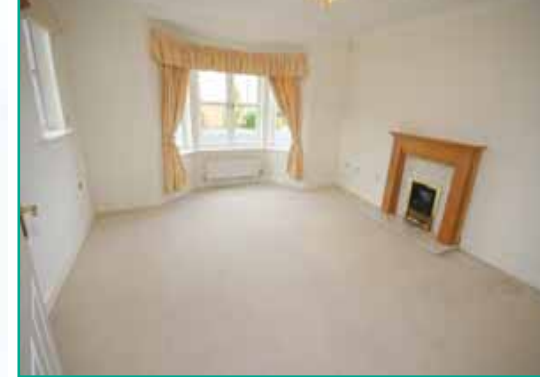




DUNBAR
4 MUIRFIELD ROAD
FIXED PRICE £225,000



 **GSB PROPERTIES**
TO VIEW TELEPHONE 01620 825368 WEB www.gsbproperties.co.uk

DUNBAR

4 MUIRFIELD ROAD

FIXED PRICE £225,000

**ATTRACTIVE, MODERN
DETACHED VILLA WITH LARGE
CONSERVATORY**

SUPERB FAMILY HOME

**ENTRANCE HALL
CLOAKROOM
LOUNGE WITH BAY WINDOW
SPACIOUS
KITCHEN/DINING/LIVING ROOM
CONSERVATORY
4 BEDROOMS
EN-SUITE SHOWER ROOM
FAMILY BATHROOM
GARAGE & DRIVEWAY
GARDENS
GAS CENTRAL HEATING
DOUBLE GLAZING
SECURITY ALARM SYSTEM**

**VIEWING: TELEPHONE GSB
PROPERTIES 01620 825368**

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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18 HARDGATE HADDINGTON
EAST LOTHIAN EH41 3JS
TEL: 01620 825368
FAX: 01620 824671
LPI Haddington DX 540733 Haddington

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espc.com

General Description

The historic seaside and fishing town of Dunbar has excellent shopping facilities including the new Asda Superstore, 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. Dunbar surrounded by typically beautiful East Lothian countryside and there are many interesting coastal walks including those in John Muir Country Park. The town is also within comfortable commuting distance to Edinburgh by car, bus or by train from the local railway station and the city bypass also provides rapid access to the airport and motorway network leading north and west. Muirfield Road is located just on the outskirts of town within the modern and popular Spott Road Development area.

The property offered for sale is a stylish detached four bedroom home offering excellent family living accommodation with a flexible layout. Features of the property include corniced ceilings, bay windows in the lounge and master bedroom, lovely solid wood flooring, a spacious fully integrated kitchen/breakfast room, lounge with feature modern fireplace and landscaped gardens. A recent improvement also includes a spacious Conservatory which offers further "all year round" living accommodation. It also benefits from quality double-glazing, full gas fired central heating and ample power outlets, telephone and TV/satellite sockets throughout. Outside there is an attached single garage with double driveway to the front. There is also a security alarm system installed.

Accommodation

ENTRANCE HALL

Accessed through a tiled covered entrance porch. Half glazed front door with side window to hallway which in turn gives access to the kitchen, lounge, downstairs cloakroom and stairs leading to the upper floor accommodation. Attractive solid light oak wood flooring and telephone connection point.

CLOAKROOM 1.43m x 1.60m (5'3" x 4'8")

A useful downstairs toilet fitted with a white corner wash hand basin and WC. Glazed window and solid wood flooring.

LOUNGE 4.91m x 4.04m (16'4" x 13'3")

A bright and well-proportioned room with bay window having pleasant open outlooks to the front of the property and with a further side window. Modern fireplace with marble inlay and hearth and fitted with a feature gas fire. Fitted carpet, TV and telephone connection points.

KITCHEN/DINING/LIVINGROOM

5.52m x 3.70m (18'2" x 12'1")
This is an extremely spacious, open-plan living space which also has great versatility. The kitchen area is beautifully fitted with an extensive 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, electric oven and canopy extractor hood and integrated dishwasher, fridge/freezer and washer/dryer. Ceramic tiled floor, TV and telephone connection points. Ample space for a full size dining table, small sofa and/or chairs.

CONSERVATORY 5.47m x 3.89m (18' x 12'9")

A superb additional living and dining space running almost the full width of the house with French doors leading out to the rear garden. Wall mounted electric heater, wall lights and ceramic tiled floor.

LANDING

A curved staircase leads to the upper floor accommodation and natural light is provided by a window at mezzanine level. Hatch to attic storage space above and built-in cupboard houses the hot water tank. Fitted carpet to stairs and landing.

BEDROOM 1 4.12m x 3.38m (13'6" x 11')

Attractive main bedroom with bay window to the front of the property and built-in fitted wardrobes. Laminate wood flooring, TV and telephone connection points.

EN-SUITE SHOWER ROOM

Fitted with a modern white wash hand basin, WC and fully tiled, corner shower with screen door. Glazed window and tiled floor. Shaver connection point.

BEDROOM 2 3.85m x 2.75m (11'7" x 9'5")

Double bedroom with a window overlooking the back garden and with a built-in fitted wardrobe. Laminate wood flooring.

BEDROOM 3 2.79m x 2.18m (12'5" x 7'2")

Single bedroom also to the rear of the property and with a built-in fitted wardrobe. Laminate wood flooring.

BEDROOM 4 2.69m x 2.53m (8'9" x 8'6")

Single bedroom or ideal home office to the front. Fitted carpet.

BATHROOM 2.60m x 2.08m (8'9" x 6'9")

A good-sized family bathroom comprising modern white wash hand basin and WC divided by a feature glass-block wall and bath with shower attachment and glass shower screen. Tiled walls and floor, glazed window and shaver connection point.

GARAGE

The attached single garage has an up-and-over door to the front, rear access door, power and light. The A-frame attic space has been floored to provide extra storage space and the double driveway in front offers additional off-street parking.

GARDEN

The open plan front garden is laid out mainly to lawn with flower and shrub borders. Side access gate. The larger, fully enclosed rear and side gardens are laid to lawn with flower and shrub beds. Outside tap.

EXTRAS

Included in the sale are all fitted carpets, blinds, light fittings, hob, oven, hood, dishwasher, fridge/freezer and washer/dryer.

COUNCIL TAX BAND: E



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