



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:

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DUNBAR
1 BRUNTSFIELD CRESCENT
PRICE: FIXED PRICE £325,000



**DUNBAR
I BRUNTSFIELD
CRESCENT**

**PRICE: FIXED PRICE
£325,000**

**BEAUTIFULLY PRESENTED,
DETACHED VILLA WITH LOVELY
SOUTH FACING AND
LANDSCAPED GARDEN**

**WELL POSITIONED WITHIN
MODERN DEVELOPMENT**

SUPERB FAMILY HOME

**ENTRANCE HALL
CLOAKROOM
LOUNGE
DINING ROOM
CONSERVATORY
STUDY/TV ROOM
OPEN-PLAN KITCHEN/BREAKFAST
ROOM
UTILITY ROOM
4 DOUBLE BEDROOMS
2 EN-SUITE SHOWER ROOMS
FAMILY BATHROOM
GAS CENTRAL HEATING
DOUBLE GLAZING
SECURITY ALARM SYSTEM
DOUBLE GARAGE
ENCLOSED GARDEN**

**VIEWING:
TELEPHONE OWNERS
07800819691 or
GSB PROPERTIES
01620 825368**

General Description

Dunbar has 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, 2 links golf courses and numerous sports and social clubs. The town is surrounded by typically beautiful East Lothian countryside and there are many interesting coastal walks including those in John Muir Country Park. The town is within comfortable commuting distance of Edinburgh by car or by train from the local station. The expressway and city bypass also provide rapid access to the airport and motorway network leading north and west.

The property offered for enjoys a pleasant open location within the Spott Road residential development. This "executive-style" detached villa offers excellent family living accommodation with a flexible layout. Attractive features of the house include a spacious lounge with bay window and feature fire, large beautifully fitted kitchen with archway to adjoining breakfast room and utility, comfortable master bedroom and guest bedroom both with en-suite facilities. It has been well maintained, is in excellent decorative order and there are ample power outlets, TV and telephone connection points and benefits from full double glazing and gas fired central heating throughout. Recent improvements also include a lovely Conservatory to the rear of the property and beautifully designed landscaped gardens. Outside there is an integral double garage with wide driveway in front.

This is a particularly attractive and spacious family home, pleasantly located on the edge of the development. Early viewing is highly recommended.

Accommodation

ENTRANCE HALL

There is a covered porch with quarried tiled floor; Double glazed front door with small window to one side opens in to the hallway. Cupboard under the stairs and oak flooring.

CLOAKROOM 1.65m x 1.20m (5'5" x 4')

Fitted with a white wash hand basin and W/C and with a window to the rear of the property and vinyl flooring.

LOUNGE 5.05m x 4m (16'6" x 13')

A well proportioned and comfortable room with a bay window which has a pleasant outlook over the front garden. Attractive modern stone fireplace and hearth fitted with a living flame gas fire. Oak flooring, 3 wall lights and TV point. Double doors to adjoining dining room.

DINING ROOM 4m x 2.75m (13'2" x 9')

The separate dining room is accessed from both the hall and lounge and has French doors opening out to the adjoining Conservatory. Oak flooring.

CONSERVATORY 4.35m x 2.85m (14'3" x 9'4")

A splendid addition with solid lower walls with display ledges under the double glazed windows and with French doors to the garden. Laminate flooring, two wall lights and vertical blinds.

STUDY/TV ROOM 3.10m x 2.60m (10'1" x 8'7")

An ideal study/office/TV room with window to the front of the property. Oak flooring and TV and telephone points.



BEDROOM 1 4.83m x 4.75m (15'10" x 15'3")

Accessed from the landing and with a short passage with en-suite shower room off and archway to spacious master bedroom with twin dormer windows set in the combed ceiling and a further small window to the side of the property. Extensive built-in fitted wardrobes, fitted carpet and both TV and telephone points.

EN-SUITE SHOWER ROOM

Fitted with a white wash hand basin, WC and large fully tiled shower cubicle with screen doors. Tiled vanity shelf under the window, shaver point and vinyl flooring.

BEDROOM 2 4.34m x 4.12m (14'3" x 13'6")

A delightful guest bedroom with a bay window with an open outlook to the front of the property and large built-in fitted wardrobes in one corner of the room. Fitted carpet and TV point.

EN-SUITE SHOWER ROOM

Again fitted with a white wash hand basin, WC and fully tiled shower cubicle with screen doors. Side window and vinyl flooring.

BEDROOM 3 3.80m x 2.80m (12'5" x 9'4")

Double bedroom with a pleasant open outlook to the rear of the property. Large built-in fitted wardrobe and fitted carpet.

BEDROOM 4 3.80m x 2.70m (12'5" x 8'10") overall

Smaller double bedroom with a window to the front and built-in fitted wardrobe. Fitted carpet.

BATHROOM 2.53m x 1.72m (8'3" x 5'7")

Fitted with a white suite with half tiled walls, a window to the rear of the property and vinyl flooring.

GARAGE 5.50m x 4.55m (18'6" x 16')

Integral double garage with twin up and over doors to the front and a direct access door to the utility room. Light and power. Driveway in front provides additional parking facilities.



KITCHEN/BREAKFAST ROOM

Spacious, beautifully fitted and sure to be the focal point of family life in this house. The kitchen and breakfasting areas are partially separated by an archway and have lovely outlooks to the rear garden.

KITCHEN AREA 3.51m x 2.55m (11'6" x 8'4")

Beautifully fitted with base and wall mounted units with tiling over the work surfaces and including a one and a half bowl stainless steel sink unit fitted with mixer taps. The built-in and integrated appliances include gas hob, extractor hood, eye level, electric double ovens, larder fridge, freezer and dishwasher. Double window overlooking the back garden and Amtico flooring.

BREAKFASTING AREA 2.55m x 2.33m (8'4" x 7'8")

Also with a window overlooking the back garden, Amtico flooring and both TV and Telephone points.

UTILITY ROOM 2.23m x 1.96m (7'5" x 6'5")

Well fitted with storage units and including a stainless steel sink unit with plumbing for a washing machine. Window to the rear, double glazed back door and door giving direct access to the garage. Amtico flooring.

LANDING

The gallery landing has a window to the front of the property and a hatch giving access to the attic. Airing cupboard. Fitted carpet to stairs and landing.

GARDEN

The open-plan front garden is laid out mainly to lawn with flower and shrub borders. Side gate and pathway to a large, enclosed, south facing back garden which offers excellent privacy and is a wonderful sun trap at all times of the year. The garden is a dream for gardeners and a wonderful attraction for wildlife – it has been beautifully designed and landscaped with an abundance of flowering shrubs, pergola which is covered with a variety of well-established climbers and well-stocked herbaceous borders. The garden also includes an area of lawn, York paved patio/sitting areas adjacent to the house, mono paved pathways leading to all parts of the garden and a lovely patio in front of the Conservatory with water feature in the centre (included with the price). There is also a productive vegetable plot and a useful utility area to one side of the house with garden shed.

EXTRAS

Included in the sale are all fitted carpets, blinds, hob, ovens, hood, dishwasher, fridge/freezer. Garden shed and water feature.

COUNCIL TAX BAND: G