



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.



OFFERS TO:

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DUNBAR
 MAYVILLE PARK
 'LETHAM VILLA'

OFFERS AROUND £315,000



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**DESIRABLE, SEMI-DETACHED
VICTORIAN VILLA
ENVIABLE RESIDENTIAL AREA
SUPERB FAMILY HOME**

**ENTRANCE VESTIBULE & HALL
SITTING ROOM
DINING ROOM**

**KITCHEN/BREAKFAST ROOM
UTILITY ROOM**

CONSERVATORY/SUN ROOM

3 DOUBLE BEDROOMS

1 SINGLE BEDROOM

BATHROOM

WETROOM/WC

**LARGE SOUTH FACING GARDEN
DOUBLE GLAZING**

ELECTRIC/WHITE METER HEATING

GARAGE AND DRIVEWAY

General Description

The historic seaside and fishing town of Dunbar has an excellent 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 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 to Edinburgh by car 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.

Mayville Park is situated in one of the more favoured residential areas of the town yet is within comfortable walking distance to the town, schools, links golf course and coastline.

The property offered for sale is an attractive semi detached stone built Victorian villa traditionally built of local red sandstone. It offers exceptionally spacious and comfortable living accommodation with a flexible layout and retains mainly original and pleasing features such as its high corniced ceilings, solid panelled doors and surrounds, a lovely oak balustrade with turned spindles and the original open fireplace in the sitting room. In recent years the property has been improved to include double-glazed windows (replacing like-for-like) for all the large original sash-and-case windows (except for the kitchen window), a refitted kitchen with a Rayburn solid fuel range cooker, downstairs toilet converted into a toilet/wet room, refitted bathroom upstairs and Conservatory. It has been well-maintained, is in good decorative order and is also an economically run home with the benefit of electric/white meter heating. Outside, there is an enclosed garden to the front, garage and driveway to the side and a large walled, south facing garden to the back.

Rarely available on the open market, this is a superb family home with great further potential, if desired. Early viewing is highly recommended.

Accommodation

ENTRANCE VESTIBULE

A solid panelled front door with small window opens into the traditional vestibule and in turn to the hall. Quarry tiled floor.

HALL 5.13m x 2.08m (5'13" x 6'10")

Inner part glazed door with side screen opens into an L-shaped hallway which in turn gives access to the sitting room, dining room, kitchen and stairs leading to the upper floor accommodation. Large under stairs storage cupboard and another deep, shelved cupboard. Fitted carpet and telephone connection point.

LARGE STORAGE AREA/OFFICE 2.52m x 1.03m (8'3" x 5')

Positioned just off the hall, this useful cloaks and storage area is also fitted with a built-in desk with cupboards overhead. Window to the side, sink unit and also hot water tank. Fitted carpet.



CONSERVATORY/SUN ROOM 5.32m x 3.21m (15'5" x 6'7")

This lovely "garden" room which is positioned to the side and gives access to the rear garden and garage, is "lean-to" in design with part wall/window surround. Quarry tiled floor.

STAIRS AND LANDING

A curved staircase with attractive oak balustrade and turned spindles lead up to a gallery-style landing, bedrooms and bathroom. Large shelved linen cupboard and hatch to well-insulated attic storage space above. Fitted carpet to stairs and landing.

BEDROOM 1 4.78m x 3.96m (15'8" x 13')

A lovely bright and generous main bedroom with large twin windows to the front and another to the side with pleasant open outlooks and glimpses of the sea. Fitted carpet and telephone connection point.

BEDROOM 2 3.92m x 3.30m (12'10" x 10'9")

Another spacious double bedroom having pleasant open views over the rear garden. Fitted vanity unit, desk and wardrobes and fitted carpet.

BEDROOM 3 3.58m x 2.72m (11'9" x 9')

Another double bedroom also with pleasant open outlooks to the rear garden and fitted carpet.

BEDROOM 4 2.83m x 2.10m (9'3" x 7')

Single bedroom to the front. Built-in cupboard and fitted carpet.

BATHROOM 2.50m x 1.48m (8'2" x 4'10")

Fitted with a modern white suite comprising wash hand basin, WC and angled bath. Glazed window, shaver connection point and vinyl/laminate tiled floor.



SITTING ROOM 4.76m x 3.90m (15'7" x 12'9")

Bright and beautifully proportioned with two large twin windows overlooking the front of the property. Feature open fireplace with tiled surround and hearth. Built-in open shelved display recess with storage cupboard underneath. Fitted carpet and TV connection point.

DINING ROOM 3.58m x 2.72m (11'8" x 9')

Positioned to the back of the house with window overlooking the rear garden. Fitted carpet.

KITCHEN/BREAKFAST ROOM 4.12m x 3.26m (13'6" x 10'8")

With window and door leading to the utility room, the kitchen is well 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 and features a Rayburn solid fuel range cooker which also serves the hot water system. Overhead pulley, cork tiled floor.

UTILITY ROOM 2.61m x 2.46m (8'5" x 8')

Just off the kitchen, this through room gives access to the Conservatory and wetroom/WC. It is fitted with an original Belfast sink which has a marble counter/worktop and there is plumbing for a washing machine. Open shelving for further storage space.

WETROOM/CLOAKROOM

A useful downstairs toilet which also combines a wetroom/shower area. Glazed window and ceramic tiling to walls and floor.

GARAGE

Single garage to the side has an up-and-over door (with automatic opening system), power and light. Rear access door to the garden. Driveway in front provides additional parking facilities.

GARDEN

To the front of the property there is a good sized garden enclosed by a low stone wall with wrought iron fencing. There is also double gates at the side which give access to the driveway and garage. The garden is laid for easy maintenance and includes deep, flower and shrub beds. The large rear garden which is south facing and a wonderful sun trap most times of the year, is enclosed by high stone walls and offers excellent privacy and shelter. This lovely garden is laid mainly to lawn with well-stocked flower and shrub beds and includes mature "espalier" fruiting trees (plum, apples and pear), soft fruits and a vegetable plot at the far end of the garden. Greenhouse.

EXTRAS

Included in the sale are all fitted carpets, curtains, blinds, light fittings, the Rayburn cooker, electric cooker, chest freezer and Greenhouse. Additional assorted DIY tools.

COUNCIL TAX BAND: F

VIEWING:

TELEPHONE

GSB PROPERTIES

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