

GROUND FLOOR



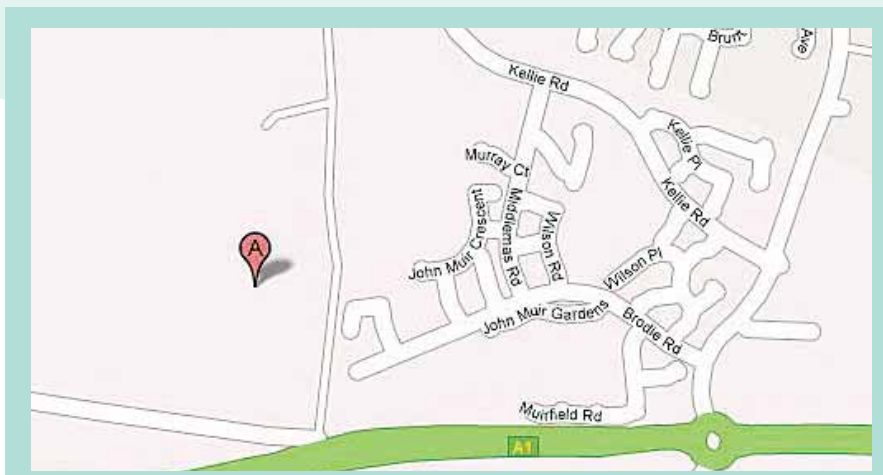
1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix 02008

**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.



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# GSB PROPERTIES

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**DUNBAR  
4 STEADINGS GARDENS  
OFFERS AROUND £290,000**

## DUNBAR 4 STEADINGS GARDENS

**OFFERS AROUND £290,000**

**STYLISH DETACHED VILLA  
WITH CONSERVATORY  
SUPERB FAMILY ACCOMMODATION**

**ENTRANCE HALL  
CLOAKROOM  
LOUNGE  
DINING ROOM  
LARGE CONSERVATORY  
KITCHEN/BREAKFAST ROOM  
UTILITY ROOM  
4 DOUBLE BEDROOMS  
1 SINGLE BEDROOM/STUDY  
2 EN-SUITE SHOWER ROOMS  
FAMILY BATHROOM  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
DOUBLE GARAGE  
ENCLOSED SUNNY GARDEN  
HOME REPORT AVAILABLE**

### General Description

Steadings Gardens is located on the southern outskirts of town in a popular residential area. 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 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. Dunbar is within comfortable commuting distance of Edinburgh, either by car or by train from the local station. The city bypass provides ready access to the airport and motorway network.

The property offered for sale is a stylish detached villa offering well planned and extremely spacious family accommodation with a flexible layout. It has been beautifully maintained, tastefully decorated and is an easily and economically run home with full gas central heating and double glazing and there are ample power outlets, TV and telephone connection points throughout. In addition, there is a large, glass-roofed Conservatory which provides additional "all year round" living space. Outside there is a double garage and landscaped front and back gardens.

This is a superb family home in pristine, ready-to-walk in condition. Early viewing is highly recommended.

### Accommodation

**ENTRANCE HALL 4.30M X 1.75M (14'1" X 5'8")**

A covered porch leads to a double glazed front door. The hall has an under stairs storage cupboard and fitted carpet.

**CLOAKROOM 1.55M X 1.05M (5'1" X 3'5")**

A useful downstairs toilet fitted with a white wash hand basin set in a vanity unit with cupboards underneath and WC. Glazed window and vinyl floor.

**LOUNGE 4.90M X 3.40M (16'0" X 11'2")**

A bright and beautifully proportioned living room with triple windows to the front of the property and a modern stone fireplace fitted with a living flame gas fire. Fitted carpet and TV connection point. Double doors open to the adjoining dining room.

**DINING ROOM 3.40M X 3.25M (11'2" X 10'7")**

Ideal as a formal dining room/family room or indeed child's playroom this room has great flexibility. It has triple windows which overlook the back garden, doors to both lounge and kitchen and a fitted carpet.



adjoining en-suite shower room. Extensive built in fitted wardrobes. Fitted carpet and both TV and telephone connection points.

**EN-SUITE SHOWER ROOM 1.70M X 1.50M (5'6" X 4'9")**

Fitted with a modern wash hand basin, WC and large fully tiled shower compartment with screen doors. Glazed window, chrome, ladder-style radiator/towel rail, extractor fan and vinyl floor.

**BEDROOM 2 3.75M X 3.45M (12'3" X 11'3")**

Large double bedroom or ideal guest room, also with an outlook to the front of the property. Fitted carpet and both TV and telephone connection points and door to en-suite.

**EN-SUITE SHOWER ROOM 2.50M X 1.65M (8'1" X 5'4")**

Also fitted with a white wash hand basin, WC and large fully tiled shower compartment with screen doors. Glazed window, chrome ladder-style radiator/towel rail, extractor fan and vinyl floor.

**BEDROOM 3 3.50M X 2.85M (11'5" X 9'4")**

Double bedroom overlooking the back garden. Wardrobe recess, fitted carpet and TV connection point.

**BEDROOM 4 3.35M X 2.75M (11'0" X 9'0") PLUS DOOR OPENING**

Another double bedroom also overlooking the back garden with fitted carpet and TV connection point.

**BEDROOM 5/STUDY 3.0 M X 2.40M (9'10" X 7'9")**

An ideal single bedroom, study or office with a window to the rear; fitted carpet and telephone point.



**CONSERVATORY 6.15M X 3.20M (20'3" X 10'4")**

This is a lovely addition, great for entertaining or family gatherings. It's designed with a glass roof, solid lower walls with deep ledges and window surround and French doors opening out to the garden. Large ceramic tile floor with under floor heating.

**KITCHEN 6.35M X 3.20M (20'10" X 10'6")**

The kitchen is beautifully fitted with modern base and wall mounted units with the tiling over the work surfaces and incorporates a breakfast bar. It incorporates a 1 1/2 bowl stainless steel sink unit with mixer taps. Built in stainless steel gas hob, oven, microwave, cooker hood and integrated fridge, freezer and dishwasher. Window to rear and tiled flooring. The dining area which is large enough to accommodate a full size table and chairs includes French doors leading out to the Conservatory. TV and telephone connection points.

**UTILITY ROOM 2.50M X 1.68M (8'3" X 5'6")**

Leading off the kitchen and fitted with matching base units and worktops. Built-in stainless steel sink unit with mixer tap and with space for both a washing machine and tumble dryer. Window to side and doors to both the back garden and garage. Tiled flooring.

**LANDING**

The spacious landing has an airing cupboard, hatch with pull down ladder to floored attic space above. Fitted carpet.

**BEDROOM 1 4.05M X 3.20M (13'3" X 10'6")**

A bright and spacious master bedroom with wide windows having pleasant angled views to the front. Arched recess and archway to

**BATHROOM 2.40M X 2.22M (7'9" X 7'4")**

An ideal family bathroom fitted with a four-piece suite comprising wash hand basin, WC, bath and separate tiled shower compartment with screen door. Part tiling to walls, useful storage/airing cupboard, extractor fan, glazed window and vinyl floor.

**GARAGE 5.45M X 5.40M (17'10" X 17'8")**

Integral double garage with twin up-and-over doors to the front, light and power. Integral door giving access to the utility room. A two car driveway in front provides additional parking facilities.

**GARDEN**

The open plan front garden is laid mainly to lawn with mature flower and shrub beds. Side gate to enclosed rear garden. It larger back garden has also been laid mainly to lawn with maturing flower and shrub borders and includes a paved patio/sitting area adjacent to the house and a further sunken paved patio at the far corner of the garden. Useful paved storage area on the other side of the house, external lights and water tap. Corner Summer House.

**EXTRAS**

Included in the sale are all fitted carpets and curtains, hob, hood, oven, microwave, dishwasher, fridge and freezer. Summerhouse.

**COUNCIL TAX BAND - G**

**VIEWING: TELEPHONE GSB**

**PROPERTIES 01620 825368**

