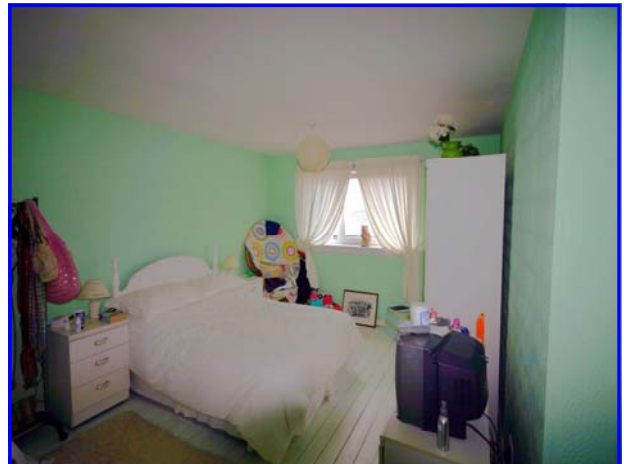


15 CASTLE STREET DUNBAR EH42 1EX



Bright, spacious centrally located end terraced house comprising

Hall, Living Room/Dining Room, 3 Bedrooms, Kitchen, Bathroom,

Courtyard to rear.

Double Glazing, Electric Heating

REDUCED FIXED PRICE £144,000

Well maintained, recently extended, spacious property situated in the centre of town. Within easy walking distance of all local amenities.

Dunbar is a pleasant coastal town 28 miles from Edinburgh. There is easy access to the city, for commuters, via the A1 dual carriageway and the town also benefits from a main line railway station with a journey time of 20 minutes to Edinburgh Waverley. There is a wealth of leisure pursuits available locally including two golf courses, a leisure pool, harbour and ideal walking areas.

Entrance to the property is by way of an open porch, with outside light. A glass panelled door, with glass panels on either side allows entry to:

HALLWAY 9.02ft x 12.01ft

A large hallway, with wooden block flooring, gives access to the living room and kitchen by way of wood and glass panelled doors. Open tread stairs leading to the upper level. The hallway contains two large cupboards, both with own lighting. The first being a deep under stair storage space, the second a large walk in cupboard, which houses the electric meter, where there is some shelving and a coat rail. There is one storage heater, pendant light and shade, telephone point, one power point and a smoke alarm.

LIVING ROOM/DINING ROOM 26.11ft x12.00ft

Large, well lit carpeted living space. The superb lighting is due to the room being well served by two windows, one to the front and a large floor to ceiling window to the rear. This room is spacious enough to ensure that the two areas feel distinct from each other. The living area contains a white wooden fire surround with granite hearth complete with decorative electric fan fire. There are four wall mounted lamps, which are operated from two switches, curtains and rail, 11 power points, television aerial point, telephone point, 2 wall mounted storage heaters.

KITCHEN 23ft at widest point x 9.02ft

The cork tiled kitchen is situated in the extended part of the property. There is a window facing to the side with access, via a wood and glass panelled door, to the courtyard/drying area. Well set out cream and wood base and wall units with cream and brown sink under the window. Walls tiled to under units. Spaces for cooker, tumble drier, under counter fridge as well as plumbing for washing machine. There is under unit lighting as well as three spot lights and one light situated above the matching built in table. There is a low level shelved cupboard with open shelving above to the side of the table and a very large walk in cupboard, with own lighting, house the water heater switch and timer switch for heating, complete with shelving and coat rail. There is a hatch for access to the attic. There are 10 power points, 6 fuse spurs, tv aerial point, wall mounted storage heater. Roller blinds at door and window.

UPPER HALLWAY 10.04ft x 6ft at widest point.

Split level stairs with wooden balustrade leads to upper landing which gives access to all bedrooms and the bathroom. Large airing cupboard, with hot water tank and shelving above. All doors are wooden panelled. Wall mounted storage heater, smoke alarm, pendant light and shade and hatch for access to attic.

BATHROOM 5.09ft x 12ft

Very bright, linoleum floored, bathroom with double windows complete with voile curtains and brackets. Salmon pink suite with brass fittings and wooden bath surround. Electric shower over bath with shower panel. Pendant lighting with shade and in addition separate light, with integrated shaving point, above mirror. Tiled above bath and sink area to window. Wooden pine shelf. Pipework boxed in to match.

BEDROOM ONE 15.10ft x 12ft at widest point.

With large window to the rear, giving partial sea views, this is a very bright and spacious room. The floor is painted original floor boards. Wall mounted panel heater, pendant light and shade, curtains and rail, 4 power points, telephone and tv aerial points.

BEDROOM 2 10.10FT X 12.01FT

Well presented, carpeted double room to the front of the property. Wooden venetian blinds and voile curtains, rail and brackets, pendant light and shade. Wall mounted panel heater, 4 power points and tv aerial point.

BEDROOM 3 10.03ft x 10.03 ft

Light, rear facing carpeted double room giving partial sea views. There are 4 power points, tv aerial and telephone points, pendant light and shade, curtains and rail as well as a wall mounted panel heater.

GARDENS

To the front of the property there is a low maintenance small cobbled area which is ideal for placing pots and planters. In addition, to the rear of the property is a small fully enclosed paved area, enclosed by wooden panel fencing. This is accessed via steps from the kitchen and is currently being used as a private drying area.

Viewing:

By appt with Seller, tel: 01368 862023 or contact Selling Agent.

Price: The property is offered at a fixed price of £144000 and all offers should be submitted to:-

**Brooke & Brown W.S.,
116 High Street, Dunbar EH42 1JJ**

LP-1, Dunbar,
DX 541196, Dunbar

Tel: 01368 862746,

Fax 01368 864510

Email: email@brookeandbrown.co.uk

Website: www.brookeandbrown.co.uk