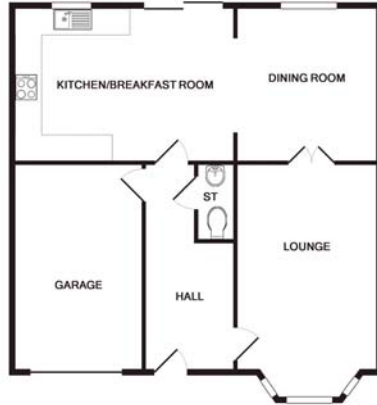


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GROUND FLOOR



1ST FLOOR

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:

18 HARDGATE HADDINGTON
EAST LOTHIAN EH41 3JS

TEL: 01620 825368

FAX: 01620 824671

LP 1 Haddington

DX 540733 Haddington



DUNBAR
10 STEADINGS GARDENS
EH42 1GS

DUNBAR

10 STEADINGS GARDENS

EH42 1GS

SPACIOUS MODERN DETACHED FAMILY HOME

**ENTRANCE HALL
CLOAKROOM
LOUNGE
DINING ROOM
KITCHEN/BREAKFAST
ROOM
4 DOUBLE BEDROOMS
2 EN-SUITE SHOWER
ROOMS
FAMILY BATHROOM
GAS CENTRAL
HEATING
DOUBLE GLAZING
SINGLE GARAGE
ENCLOSED GARDEN**

**VIEWING: TELEPHONE
GSB PROPERTIES
01620 825368**

LOCATION

The historic seaside and fishing town of Dunbar has excellent shopping facilities including an Asda superstore, as well as 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. East Lothian's beautiful countryside and fine coastline, including the John Muir Country Park, are virtually on the doorstep and Dunbar is within comfortable commuting distance of Edinburgh by car or by train from the local railway station.

DESCRIPTION

The property offered for sale is in the stylish 'Trinity' design built by Wimpey Homes in 2005.

This detached home has been tastefully decorated throughout and provides well planned and flexible family living accommodation. The property style benefits from two en-suite shower rooms, with one off the master bedroom and the other creating "Jack and Jill" bedrooms. It is also an easily and economically run home with full gas central heating, quality double glazing and there are ample power sockets, TV and telephone connection points throughout. Outside there is a single garage with a driveway and landscaped gardens to the rear.

This is a superb family home in excellent, ready to move in condition. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL

Part glazed front door with side screen gives access to the lounge, kitchen, cloakroom, and stairs leading to the upper floor accommodation. Additional door added to the hallway with access into the garage.

CLOAKROOM

A useful downstairs toilet fitted with a corner wash hand basin and WC.

LOUNGE 5.26m x 3.32m (17'03 x 10'11) into bay

A bright and generously proportioned living room which has a bay window to the front aspect. Fitted carpet.

DINING ROOM 3.90m x 2.92m (12'09 x 9'06)

Comfortable dining room with archway to Kitchen. Window to rear overlooking garden. Fitted carpet.

KITCHEN/BREAKFAST ROOM 5.07m x 3.11m (16'07 x 10'2)

With a window overlooking the rear garden and French doors, the kitchen is 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, gas hob, electric oven, extractor hood and integrated dishwasher, washing machine and fridge/freezer.

LANDING

Straight staircase leads to the bedrooms and bathroom. Hatch to partially floored attic space with Ramsay ladder and power. Built-in cupboard housing the hot water tank, and further storage cupboard. Fitted carpet to stairs and landing

MASTER BEDROOM 3.51m x 3.29m (11'06 x 10'09)

Spacious main bedroom with a wide window to the front of the property, with feature alcove display area and built-in fitted wardrobe. Fitted carpet.

EN-SUITE SHOWER ROOM

Fitted with a modern white wash hand basin, WC and fully tiled shower enclosure with folding screen door.

BEDROOM 2 3.37m x 3.29m (11'00 x 10'09)

Comfortable double bedroom with window to the front and a feature alcove/display area. Fitted carpet. Door leading to en-suite shower room.

BEDROOM 3 2.94m x 2.86m (9'07 x 9'04)

Double bedroom, to the rear of the property again with door leading to en-suite shower room.

SECOND EN-SUITE

Fitted with a modern white wash hand basin, WC and fully tiled shower enclosure with folding screen door.

BEDROOM 4 3.65m x 3.04m (11'11 x 9'04)

Further double bedroom overlooking the rear of the property and with a fitted carpet. Wide window to the rear aspect.

BATHROOM

A good family sized bathroom fitted with a modern three piece white suite. Frosted window to the rear, Extractor fan.

GARAGE

Single garage with up and over door; power and light. The owners have also had an internal door added with access to the hallway.

GARDEN

The front garden is open plan in design and laid mainly to lawn with driveway to the side. The rear garden has been landscaped and is mainly laid to lawn with well kept flower and shrub borders.

EXTRAS

Included in the sale are floor fittings and built-in kitchen appliances. **** Please note also included within the sale is a 1983 Mini with a 1275cc Engine. MOT expires April 2013****

COUNCIL TAX BAND - E

