



DUNBAR
9 ROXBURGHE LODGE WYND
FIXED PRICE £165,000

 **GSB PROPERTIES**
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**VIEWING:
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**ATTRACTIVE 2ND FLOOR
FLAT FORMING PART OF
SMALL MODERN
DEVELOPMENT WITH
SUPERB COASTAL VIEWS**

**ENTRANCE HALL
LOUNGE
KITCHEN/BREAKFAST
ROOM
2 DOUBLE BEDROOMS
BATHROOM
EXCELLENT STORAGE
GAS CENTRAL HEATING
DOUBLE GLAZING
INTERNAL LIFT
SECURED ENTRY SYSTEM
RESIDENTS COURTYARD
PARKING**

General Description

The historic seaside and fishing town of Dunbar is reputedly one of the sunniest and driest locations in Scotland. 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 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 and two fine links golf courses within the town. There are many other interesting, varied and indeed championship courses within a short drive. Edinburgh is within reach, either by car using the A1 trunk road or by regular train service from the local station which lies on the main east coast line.

Roxburghe Lodge Wynd is a premier Barratt development of 26 modern apartments completed approximately four years ago. It is a wonderful location with sea and countryside views and is only moments away from the beach and golf course and a few minutes walk from the town centre and railway station.

The property offered for sale is a 2nd floor flat which benefits from the use of an internal lift within the building. The property is ideally positioned to enjoy fine open countryside views and wonderful unobstructed views of the Dunbar coastline. The common entrance and stairs are well decorated and carpeted and there is a security door entry system. In addition, the communal grounds are well landscaped and there is resident and visitors parking facilities to the front of the building. In addition, the flat has full double glazing and gas fired central heating.

Ideally suited as an investment opportunity or indeed - weekend retreat, this attractive modern flat is well situated and set at a realistic fixed price for early entry.

Accommodation

ENTRANCE

Access to the property can be gained by the internal elevator or common entrance hall and stairway that is fully carpeted and well-maintained. There is also an intercom security entry phone system installed.

ENTRANCE HALL 3.61m x 2.94m (11'10" x 9'7")

The front doors opens into a spacious L-shaped hallway which gives access to most of the rooms in the property. Large cloaks/storage cupboard and a further cupboard also housing the hot water tank. Fitted carpet and entry phone unit.

LOUNGE 5.09m x 3.80m (16'10" x 12'5")

A comfortable and well-proportioned room with a wide window having wonderful open outlooks to the Dunbar coastline and sea. Attractive electric fireplace with surround. TV and telephone connection point and fitted carpet. Door to the kitchen.

KITCHEN/DINING ROOM 3.03m x 2.43m (10' x 8')

With a window having pleasant open outlooks to countryside at the back, 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 with plumbing for a washing machine. Built-in electric hob, oven and extractor. Integrated washer/dryer. Wall-mounted breakfasting table. Ceramic tiled floor.

BEDROOM 1 3.68m x 2.98m (12' x 9'8")

Comfortable double bedroom positioned to the rear of the building and with a built-in fitted wardrobe. Fitted carpet, TV and telephone connection points.

BEDROOM 2 3.53m x 2.47m (11'7" x 8'1")

Double bedroom also with open countryside views to the rear and with a built-in fitted wardrobe. Fitted carpet.

BATHROOM 1.97m x 1.76m (6'5" x 5'9")

Fitted with a modern white suite with the wash hand basin and WC set within a vanity unit and a fully tiled bath with power shower. Ceramic tiled floor, shaver connection point and extractor fan.

OUTSIDE

There are well-landscaped garden grounds to the front and rear and to the front of the property there is a large courtyard parking area which provides ample parking for both residents and guests.

EXTRAS

Included in the sale are all fitted carpets, curtains, light fittings, hob, oven, extractor hood, washer/dryer and fridge.

NOTE:

Additional items of furniture may also be purchased under separate negotiation.

COUNCIL TAX BAND: D

FACTORING FEES:

A factoring company maintains the common areas of the development. It is understood the annual payment for the flat is approximately £550 per annum which covers cleaning of common entrance hall and stairways, private building lighting, the upkeep of landscaped areas and building insurance.



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HOUSE SALES

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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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