



FOR SALE **Offers Over £79,000**

4a West Port, Dunbar,
East Lothian, EH42 1BU



Bright, spacious top floor flat in centre of town, with GCH, secure entry, Lounge, Kitchen, Double Bedroom, Shower room, hallway, storage & attic.

This attractive & bright top floor property offers an excellent opportunity for a first time buyer or buy to let investor, being economical to heat and presented in a ready to move in condition, with all fixtures and fittings included in the sale price. Located in the Centre of town, being only a few minutes' walk from the main line railway station and surrounded by many local amenities. Accessed via a solid secure entry door leading to a communal stair within this traditional tenement building, a bright welcoming hallway leads into all other acc, the hallway is tastefully decorated, with laminate flooring and two storage cupboards, one being extremely deep and could easily be utilised as a small study/office. With front facing lounge & good sized double bedroom, spacious modern kitchen to the rear benefiting from breakfast bar, large boiler cupboard, where the Baxi boiler and controls are located, integrated gas hob, electric oven and cooker hood. The exceptionally large shower room offers a double shower cubicle with mains shower, modern fitted vanity unit with WC and wash hand basin and a further large storage/airing cupboard is also situated in the shower room. All window dressings are included in the sale along with the fixtures and fittings.

Dunbar is a vibrant coastal town on the edge of East Lothian, offering an easy 30 min commute to Edinburgh via the A1 dual carriageway, or 25 min via the main line railway. Offering a wealth of leisure pursuits, outdoor activities and shopping amenities, from small boutiques to large supermarkets.

It should be noted that there is remedial work required to the roof, although a full report and costs indicate that this is not extensive and efforts are being made by the Seller to have this work instructed promptly. The offer price reflects the areas highlighted in the Home Report as requiring attention and estimates can be obtained at the purchaser's request if required.

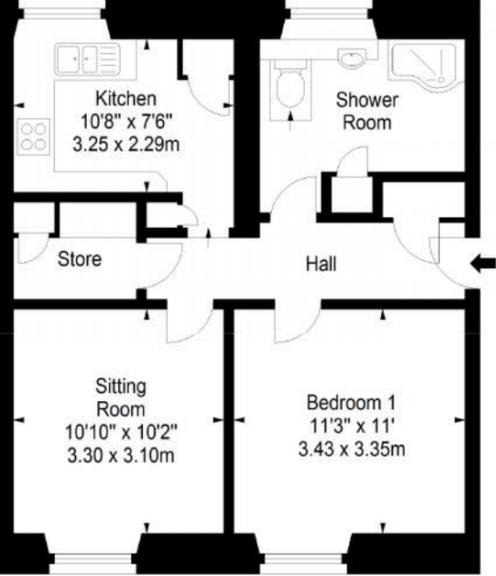
Viewings are by appointment only. Please telephone the Agent: 0131 555 2777 for an appointment.

The Home Report can be made available upon request. All Offers should be submitted within the format of the Scottish Standard Clauses Edition 2 to the Agent in the first instance.

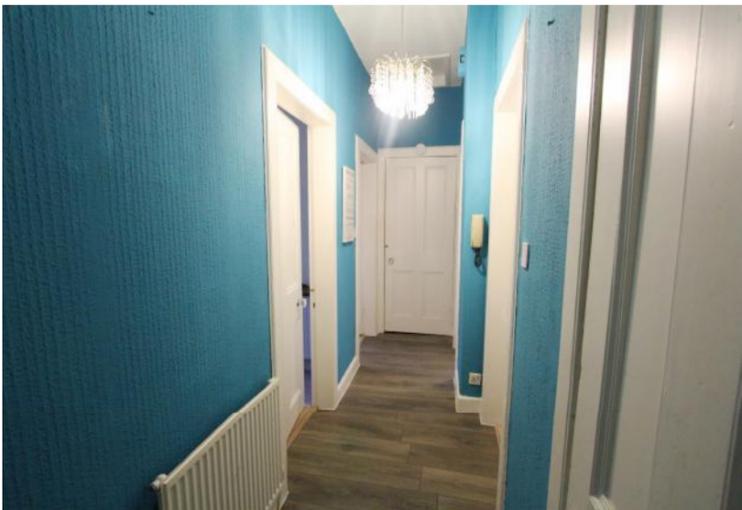
West Port,
Dunbar,
East Lothian, EH42 1BU

 SquareFoot

Approx. Gross Internal Area
547 Sq Ft - 50.82 Sq M
For identification only. Not to scale.
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Second Floor



Disclaimer: These particulars are produced in good faith and are for use as a general guide only. They do not constitute any part of a contract. Potential purchasers must satisfy themselves by inspection or otherwise on all matters.

Watt Property, Watt House, 5a Giles Street, Edinburgh, EH6 6DJ
info@wattproperty.co.uk



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to find out more
about our
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from £800 + VAT