



FOR SALE Offers Over **£87,000**

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



Recently upgraded, attractive & spacious top floor 1 bedroom flat in Centre of Town, in a ready to move in condition. Ideal for first time buyer or buy to let investment.

This centrally located bright, attractive flat providing spacious acc as a one bedroom property in centre of Town is new to the market as of September 2018, having been recently redecorated throughout and presented in a ready to move in condition, with all fixtures and fittings included in the sale price. Further upgrades have been carried out to prepare the property for the residential let market, with all electrical & gas certificates in place. With secure entry system in a traditional tenement style building the flat is only a few minutes' walk from the main line railway station and surrounded by many local amenities. A bright welcoming hallway leads to a sunny modern kitchen, carpeted lounge, double bedroom and an exceptionally large shower room. There is ample storage within the flat, not to mention the large attic space and boxroom accessed from the hall. The dark wood effect laminate flooring runs from the hall to the kitchen, where all integrated appliances, gas hob, electric oven and cooker hood are included in the sale along with the stand alone fridge-freezer. The property has GCH & DG, with recent works having been completed on the roof, front door and a newly fitted kitchen ceiling.

This property would make an ideal rental property, in a much sought-after rental area and would easily achieve a rental of £600pcm. 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.

Viewings are by appointment only. Please telephone the Agent: 0131 555 2777 for an appointment. The Home Report can be made available upon request.

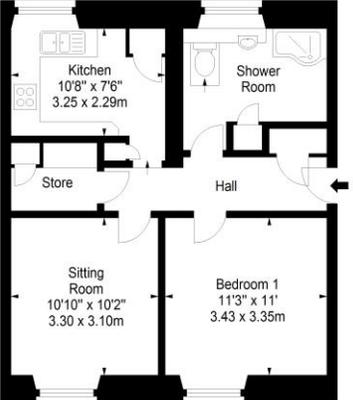
All Offers should be submitted within the format of the Scottish Standard Clauses Edition 2 to the Agent, in the first instance. Verified copies of identity for the buyer should also be included with any offers in line with the current AMLR requirements for Estate Agency Business.

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Dunbar,
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SquareFoot

Approx. Gross Internal Area
547 Sq Ft - 50.82 Sq M
For identification only. Not to scale.
© SquareFoot 2017



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.

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