



Offers over £225,000

11 Roxburghe Lodge Wynd, Dunbar, EH42 1LP





South-Facing Third Floor Flat in Modern Development with Lift Fabulous Coastal Location

Located in the heart of the coastal community of Dunbar, this bright and spacious, two-bedroom, third floor flat is set within a modern block with a private balcony to take advantage of the wonderful sea views. The property is neutrally decorated throughout, with open-plan entertaining space and further benefits from lift access and a residents car park.

Entrance Hall with Storage Cupboard; Open-Plan Kitchen/Living/Dining Room; Private Balcony with Both Sea and Inland Views; Two Good-Sized Bedrooms; Spacious Shower Room (White Suite) and underfloor heating; Loft, Partially Floored for Storage; Residents Car park; Communal Outdoor Seating Areas; Double Glazing and Central Heating Throughout

Factors Fee approx £150 per month.

ACCOMMODATION (WIDEST POINTS)

Livingroom/Dining Room Open Plan Kitchen

21'5" x 13'10" (6.53 x 4.22)

Bedroom 1

14'0" x 9'8" (4.29 x 2.97)

Bedroom 2

10'0" x 9'1" (3.05 x 2.77)

LOCATION

Dunbar is a delightful seaside town, greatly benefiting from its beautiful harbour, surf school, access to stunning beaches and many community events arranged throughout the year.

The apartment block is on the edge of the John Muir Way and is also within easy walking distance of Dunbar Golf Course which is a British Open Qualifying Course. The high street is well stocked with cafes and artisan shops, and the town is also served by an edge-of-town supermarket, and the proposed "Dunbar Park" development offering future retail opportunities. Those seeking leisure activities will find Dunbar RFC, Squash Club and School of Dancing nearby. Roxburghe Lodge Wynd is located right by the coast in the heart of the town, offering swift access to local schools, and for the commuter, Dunbar Station offers direct routes to Edinburgh and down the East Coast to London. Travel to Edinburgh takes 20 minutes by train and there is a direct train service from Dunbar to London, Aberdeen and several locations south of the border. There is an excellent bus service from Dunbar throughout East Lothian, the Borders and Edinburgh.

EXTRAS

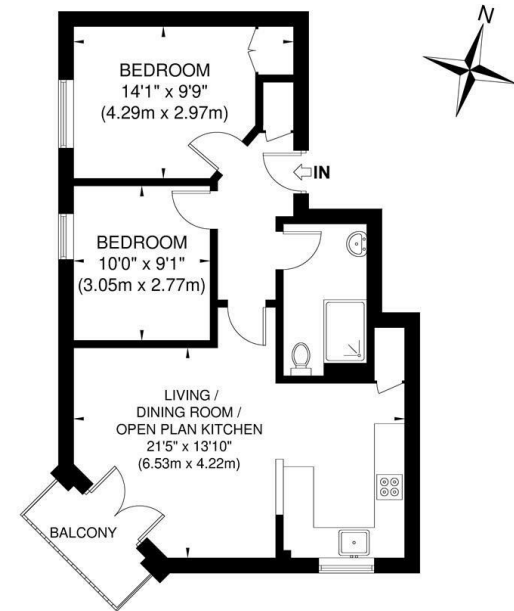
White Goods included in the Sale - full sized dishwasher and washing machine; refrigerator and microwave, double oven and induction hob.

EPC RATING C

VIEWING

By appointment only please Telephone: 0131 554 6244.





THIRD FLOOR
 GROSS INTERNAL
 FLOOR AREA 56.9 SQ M / 612 SQ FT

ROXBURGHE LODGE WYND 11
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 56.9 SQ M / 612 SQ FT
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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 Estate Agents & Solicitors

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.