



Fixed price £235,000

24 Roxburghe Lodge Wynd, Dunbar, EH42 1LP







## Well-presented two bedroom first floor flat within a modern development

Set on the first floor of a modern development this well-presented two-bedroom flat commands stunning views over East Beach and benefits from Residents Parking as well as excellent access to Dunbar High Street and Rail Station.

Accommodation comprising: Entrance Hall, Generous bay-windowed Lounge/Dining room overlooking the beach, Fitted Kitchen, Two Double Bedrooms with Built-In Wardrobes, En-Suite Shower Room, Further Bathroom, Double-Glazing, Gas Central Heating, Private Security Door Entrance.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

Council Tax Band D

### ACCOMMODATION (WIDEST POINTS)

<b>Living Room/Dining Room</b>	16'2" x 14'6" (4.93 x 4.42)
<b>Kitchen</b>	12'2" x 9'6" (3.73 x 2.9)
<b>Bedroom 1 with En Suite</b>	10'9" x 13'6" (3.30 x 4.14)
<b>Bedroom 2</b>	11'5" x 10'9" (3.48 x 3.28)



## LOCATION

Roxburghe Lodge Wynd is tucked away on Golf House Road just next to the beach and close to Dunbar Golf Club. It is a superb location with coastal walks and activities just yards away. The town Centre is close by and offers an array of stores, coffee shops and restaurants. An Asda superstore can be found on Spott Road less than a mile away and for commuters the rail station is approximately 0.4 miles away and offers rapid links to Edinburgh and London. For the motorist there is good access to the A1 which in turn leads to Edinburgh, Berwick-Upon-Tweed or to the many fantastic beaches and beauty spots of East Lothian.

## EXTRAS

All fitted floor coverings, blinds, kitchen appliances are included in the sale.

Note: No warranty will be provided for appliances.

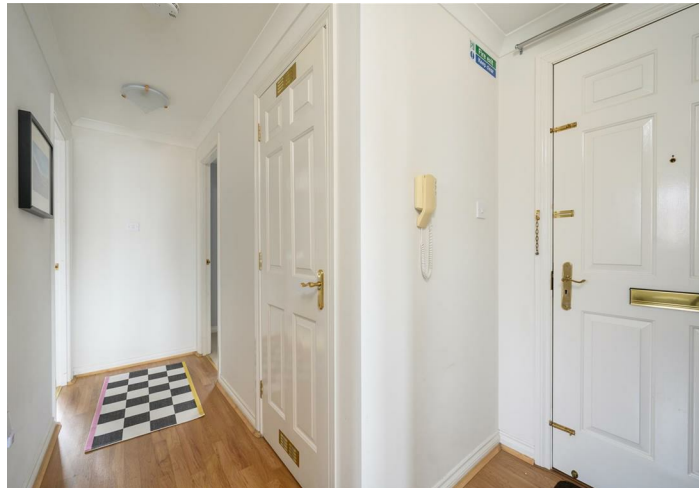
Furnishings can be purchased by separate negotiation.

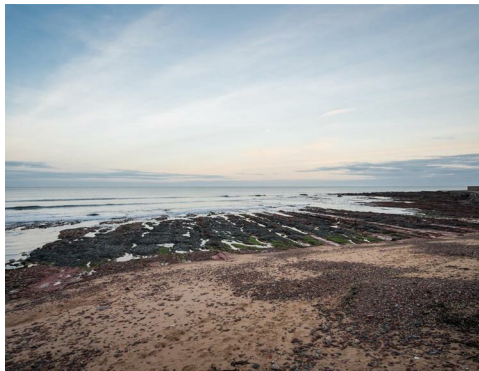
## EPC RATING

B

## VIEWING

Tel: 0131 253 2986





FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 746 SQ FT / 69.4 SQ M

**ROXBURGHE LODGE WYND**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 746 SQ FT / 69.4 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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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 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.*