



40 Kellie Place
Dunbar
EH42 1GF



2



4



3



Detached House



accommodation

- Entrance porch & hall
- Sitting room
- Dining room / family room
- Dining kitchen & utility room
- Master bedroom with large fitted wardrobe & en suite shower
- 3 Further bedrooms all with wardrobes
- Family bathroom with separate shower

features

- Driveway
- Single garage
- South facing enclosed rear garden
- Large part floored attic
- Good storage
- Gas central heating
- Double glazing
- Quiet cul de sac location
- Excellent family home

description

Fabulous detached family home in a quiet cul-de-sac location, within walking distance from both the train station and the town centre. Ideally located for access to the A1 as well as the super-markets and boutique shops, cafes and bars that this popular sea-side town has to offer. On the ground floor, the accommodation comprises entrance porch and hall, sitting room with bay window to the front and feature fireplace, dining room / family room with french doors to the south facing rear garden, dining kitchen, utility room and wc. On the upper floor the master bedroom has a large fitted wardrobe and en suite shower room, second double bedroom with twin dormer windows to the front, two further bedrooms and family bathroom with separate shower. The south facing rear garden is enclosed and laid to lawn with mature borders, a patio and a garden shed. The property has a single garage and driveway to the front completes the specification.



EPC:
C

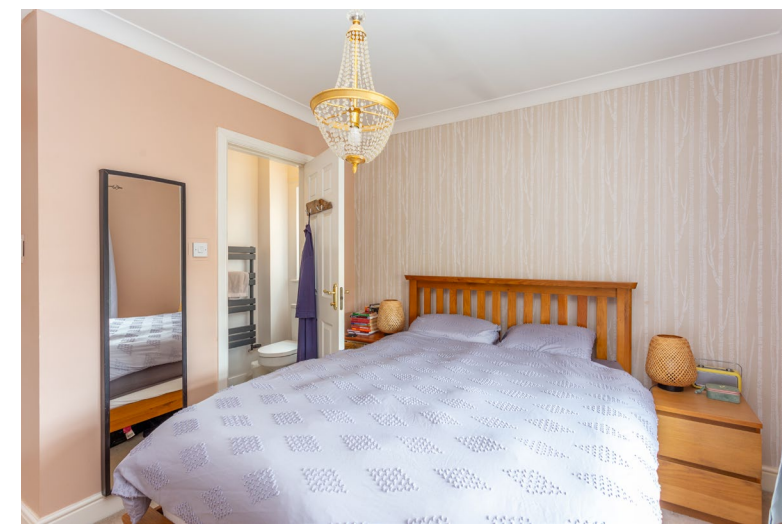
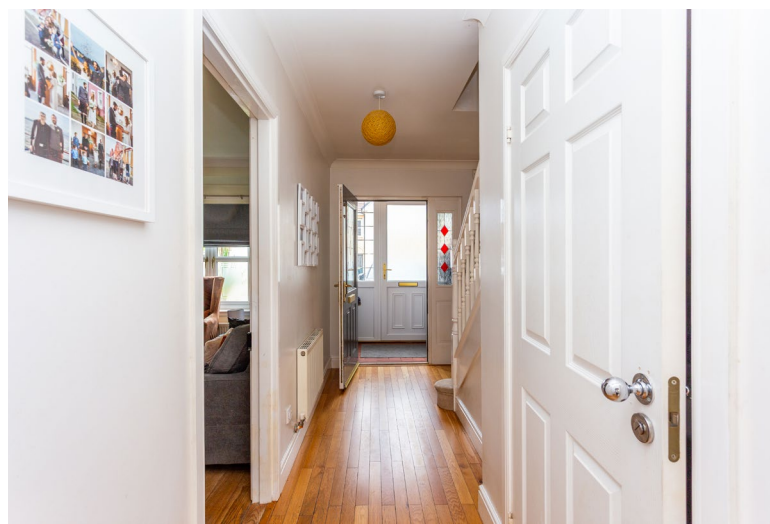


Home Report
Value: £380,000

The development is managed by the Kellie Place Residents Association and a payment of £40 per quarter covers the communal grounds maintenance

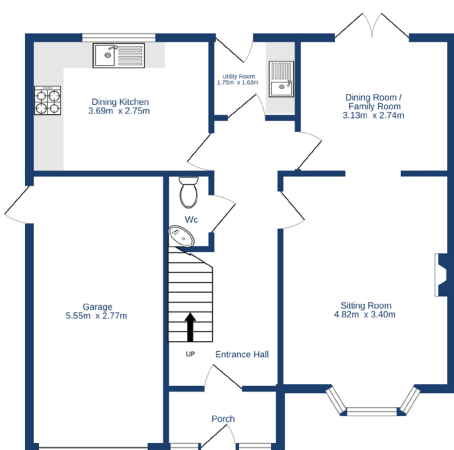
Items to be included in the sale price:

Fitted flooring, blinds, integrated kitchen appliances, washing machine, ceiling light fittings and garden shed.





Ground Floor
67.0 sq.m. approx.



First Floor
61.0 sq.m. approx.



TOTAL FLOOR AREA: 128.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2020



espc



CHARTERED FIRM

cameron stephen & co.

14 constitution street,
edinburgh eh6 7bt

tel: 0131 555 1234 or 07483 361731

property@cameronstephen.co.uk

www.cameronstephen.co.uk

DX 550871 leith