




COULTERS[©]

2 ANCROFT

DUNBAR, BROXBURN, EH42 1QF

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated in an established and sought after residential development with easy access to local amenities. 2 Ancroft is a well maintained and spacious detached house with excellent storage, a garage and driveway, well located in a cul de sac location. The property benefits from an appealing layout, with high ceilings, and open outlook. The sheltered mature rear garden is planted with a variety of shrubs and benefits from excellent privacy.

Oil central heating and double glazed throughout. There is a Residents Association with an approximate monthly fee of £25.00.

KEY FEATURES



Generous well maintained detached house



Mature sheltered garden with excellent privacy



Small established estate



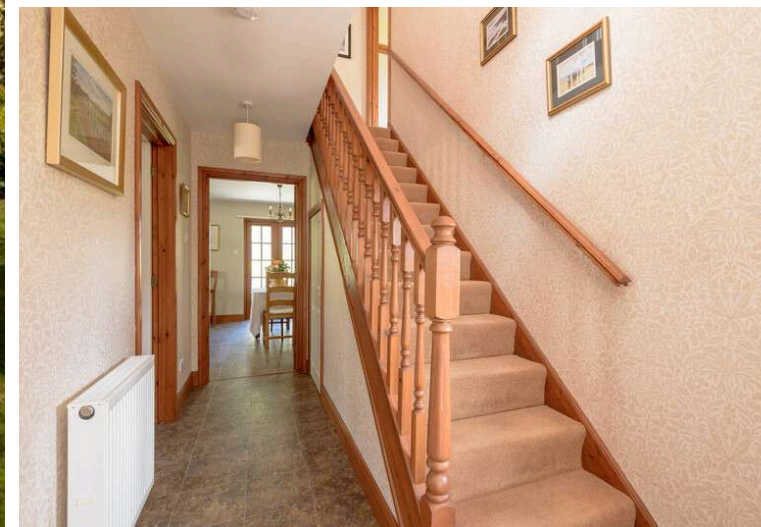
Four double bedrooms, one with ensuite



Driveway and garage



Walking distance of shops and amenities



The accommodation comprises - welcoming hallway; generous sitting room with double aspect; kitchen/dining room with an excellent selection of modern fitted units and ample room for a large dining table, doors lead directly to the garden; utility room and cloakroom with WC. Upstairs there are four double bedrooms, a family bathroom and an en suite to the principal bedroom.

Extras

All integrated appliances, washing machine, curtains, blinds and light fittings are included in the sale





THE LOCAL AREA

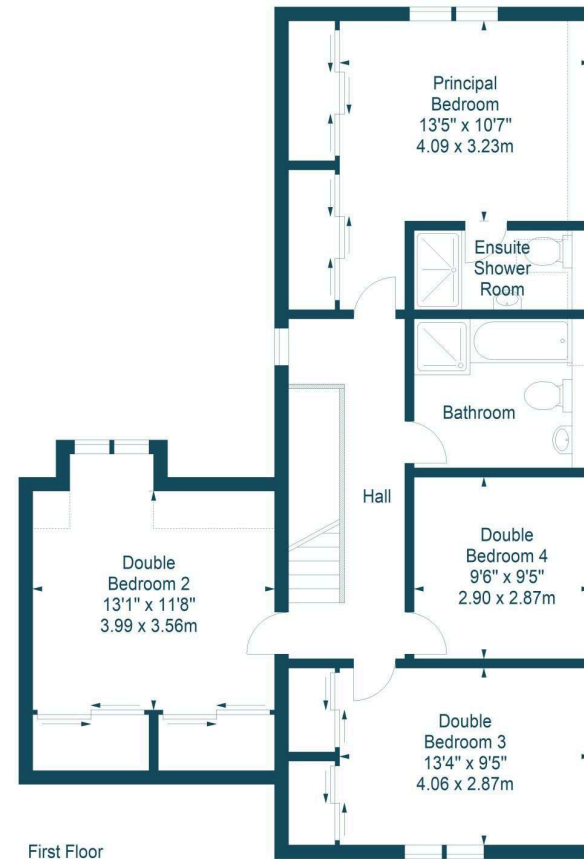
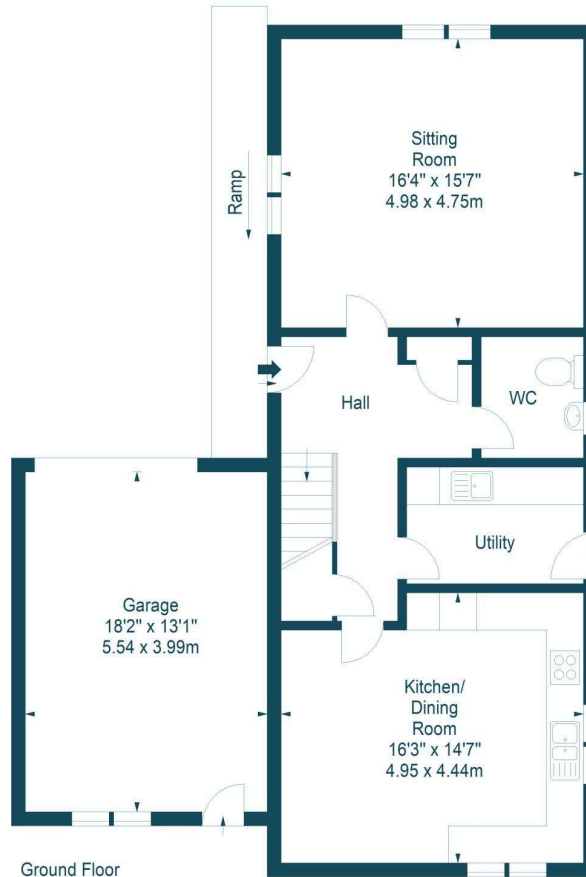
Dunbar is a picturesque, historic coastal town in East Lothian surrounded by beautiful countryside and expansive beaches. With a real sense of community, the vibrant and award-winning high street has a wide array of independent retailers, popular restaurants, chemists, a post office, convenience stores, and opticians. Recreational opportunities include Dunbar Leisure Centre with a swimming pool, flumes, and fitness classes; beautiful beach and cliff top walks; the John Muir Country Park and two golf courses. Families will love East Links Family Park, Coast to Coast surf school, and Foxlake Adventures. Well-regarded local schooling includes Dunbar Primary School and Dunbar Grammar School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. Dunbar Railway Station provides direct routes to Edinburgh, London and Aberdeen. There is easy access to A1 making Edinburgh easily accessible by car, and bus. Coulters local tip: Take a wander down by the harbour where the picturesque remains of Dunbar Castle still stand, overlooking the sea beyond.



Ancroft,
Dunbar,
East Lothian, EH42 1QF



Approx. Gross Internal Area
1904 Sq Ft - 176.88 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2024



GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.