

1 Harbour Court

DUNBAR, EAST LOTHIAN, EH42 1HU



*FOUR BED GROUND FLOOR FLAT
WITH VIEWS OF DUNBAR HARBOUR*



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Welcome to Harbour Court, Dunbar, where modern elegance meets coastal charm in this stunning 4-bedroom main door flat. Recently renovated to perfection, this property presents a unique opportunity as an ideal family home or a smart investment choice.

As you step into this inviting abode, you are immediately greeted by the spacious living room, a radiant heart of the home. Bathed in natural light, thanks to its dual aspect design, it offers captivating views of the tranquil harbour. This room effortlessly combines comfort and style, providing the perfect space for relaxation and entertainment.





Connected seamlessly to the living room, you'll find the well-appointed kitchen. This culinary haven boasts modern appliances, ample countertop space, and a convenient rear door leading to a shared drying area, making laundry tasks a breeze while keeping the living spaces clutter-free.





Harbour Court offers the luxury of four generously-sized double bedrooms, all thoughtfully equipped with built-in storage. Each bedroom is designed with both comfort and functionality in mind, promising restful nights and an organized living experience for all family members or tenants.





Bedroom 2





Bedroom 3





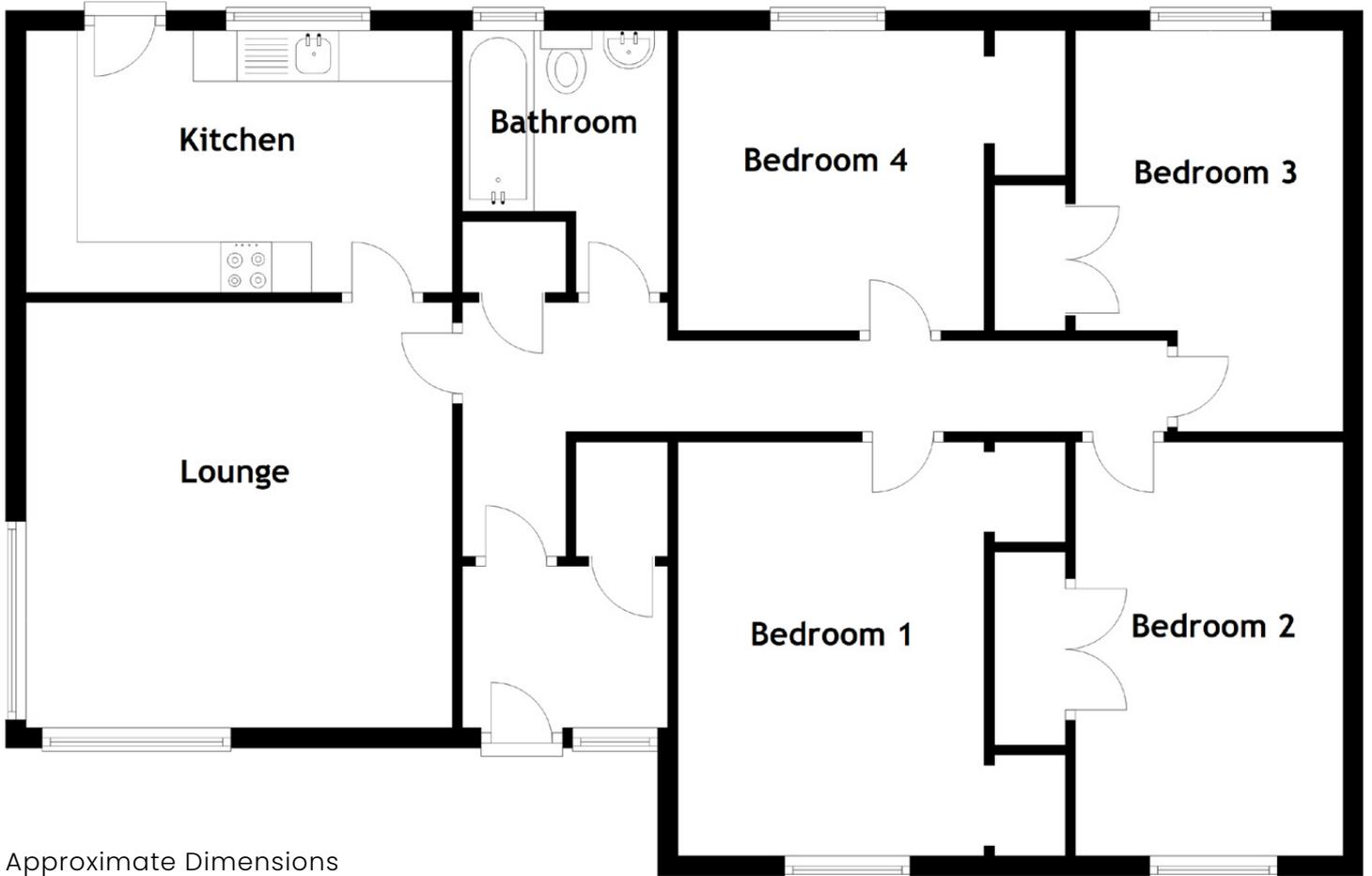
Bedroom 4





Completing the ensemble is the sleek and contemporary three-piece bathroom suite, further accentuating the modernity of this exquisite property. Its stylish design and quality fixtures provide a spa-like ambiance, perfect for unwinding after a long day.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.21m (13'10") x 4.19m (13'9")
Kitchen	4.19m (13'9") x 2.59m (8'6")
Bedroom 1	4.10m (13'5") x 3.01m (9'10")
Bedroom 2	4.10m (13'5") x 2.63m (8'7")
Bedroom 3	3.97m (13') x 2.63m (8'7")
Bedroom 4	3.01m (9'10") x 2.97m (9'9")
Bathroom	2.59m (8'6") x 2.02m (6'7")

Gross internal floor area (m²): 99m²

EPC Rating: C

Note There is an external storage cupboard of brick construction with a timber access door and flat concrete roof.*



Dunbar, 30 miles East of Edinburgh on the A1, is renowned for its high sunshine record, its rugged coastline and attractive countryside. Dunbar became a Royal Burgh in 1370. The town is steeped in history and was one of the most important Scottish fortresses in the Middle Ages. Its ancient castle ruins stand guard over the town's twin harbour and is a reminder of more violent times. The high street, which is situated minutes from the property, is surrounded by various shops, vennels and historic buildings and is full of character. Here you will find everything for all your daily requirements including banking and postal services. Dunbar leisure pool with its wave machine, flumes, and other exciting water features, along with a health suite, sauna, solarium, and steam room. There are many fine golf courses within Dunbar itself and within the surrounding area there are many other excellent championship courses.

John Muir Country Park and the Lammermuir Hills offer scenic, tranquil landscapes rich in natural history. The cliff top trail captures the beauty of the countryside and its spectacular seascapes. It is very easy to reach by road, rail, and air. Dunbar is only half a mile from the main A1 trunk road. The inner-city line between Edinburgh and London passes through the town and the International Airport at Edinburgh is an hour's drive from Dunbar.

The Location





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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
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Professional photography
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