



GILSON GRAY

LAW • PROPERTY • FINANCE

17 COMRIE AVENUE

Dunbar, East Lothian, EH42 1ZN



This four-bedroom, two-bathroom (plus a separate WC) semi-detached house is situated within a sought-after modern development in the highly desirable coastal town of Dunbar and offers beautifully presented, contemporary interiors, with a tasteful colour palette throughout. The home is accompanied by a low-maintenance garden and excellent private parking, and it is sure to appeal to a wealth of buyers. Dunbar's excellent amenities lie within easy reach of the property, including the award-winning High Street which is home to independent retailers, cafés, restaurants, and pubs, as well as supermarkets, leisure and entertainment venues, and scenic outdoor spaces including the beach and a country park. Extras: Integrated kitchen appliances comprising twin ovens, a hob, an extractor fan, a fridge/freezer, and a dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Semi-detached house in Dunbar
- Well-presented, modern interiors
- Entrance hallway with WC
- Elegant southwest-facing living room
- Generous dining kitchen with bi-folding doors
- Separate utility room with garden access
- Principal bedroom with built-in wardrobe
- Principal en-suite shower room
- Three further bedrooms
- Family bathroom with rainfall shower-over-bath
- Low-maintenance front and rear gardens
- Detached single garage and private driveway







"THIS FOUR-BEDROOM HOME IS PRESENTED IN A MOVE-IN CONDITION WITH CONTEMPORARY FIXTURES AND FITTINGS AND A TASTEFUL COLOUR PALETTE."





EPC RATING:

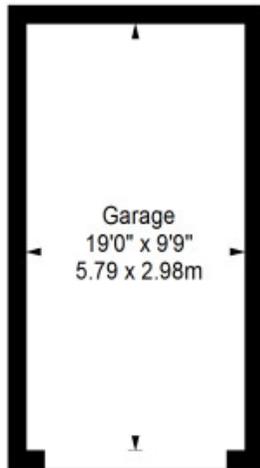
B

COUNCIL TAX BAND:

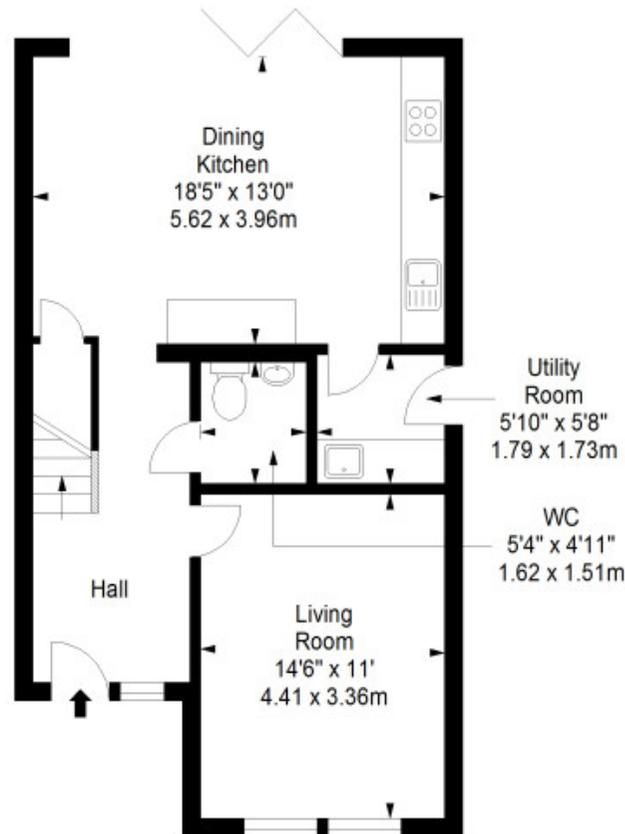
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VIEWINGS: by appointment with Gilson Gray on 01620 893 481

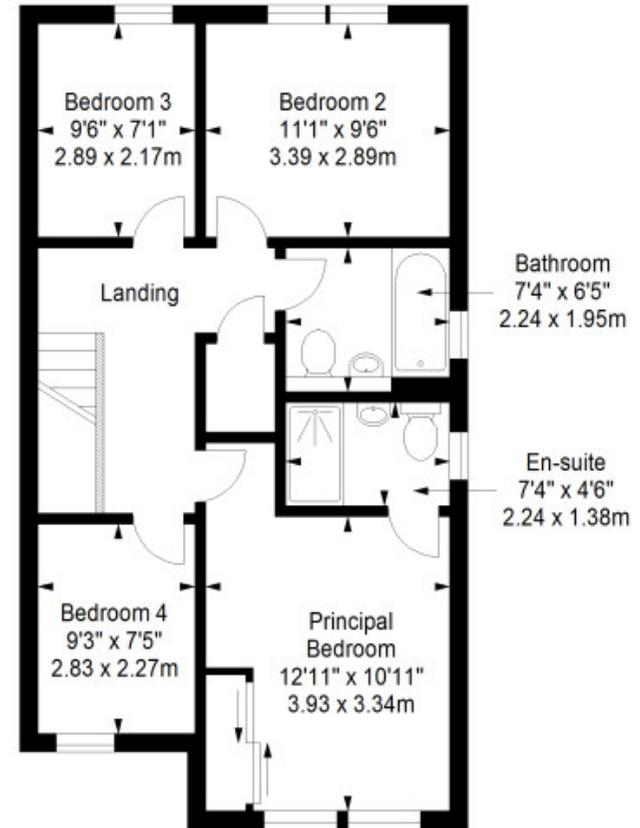
Garage
Approx. 17.3 sq. metres (186.2 sq. feet)



Ground Floor
Approx. 54.2 sq. metres (583.4 sq. feet)



First Floor
Approx. 58.0 sq. metres (624.3 sq. feet)



Total area: approx. 129.5 sq. metres (1393.9 sq. feet)



GILSONGRAY.CO.UK

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0141 530 2021



EAST LOTHIAN

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EH39 4AG
01620 893 481



DUNDEE

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01382 201 000



BORDERS

01890 880 008



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