



GARDEN STIRLING BURNET

28 BELLEVUE COURT
QUEENS ROAD, DUNBAR, EH42 1YR





Situated in sought-after Dunbar, this beautiful retirement flat is a spacious one-bedroom residence that is presented in immaculate decorative order. The property forms part of a McCarthy and Stone retirement complex, built on the former site of the renowned Bellevue Hotel, which is set on the coast with wonderful sea views. In addition, the development provides excellent facilities, including a residents' lounge, overnight guest suite, shared laundry room, resident management staff, and a Careline alarm system with emergency pull cords.

The flat is accessed via a secure shared entrance and a lift service, the front door opening into a central hall with a walk-in cupboard. This spacious reception area has ample room for lounge furniture and a table and chairs. It is enhanced by appealing neutral décor and plush carpeting, ensuring a comfortable environment for daily use. Furthermore, it has a handsome fireplace and a glazed door opening out onto a private, southwest-facing balcony with lovely garden views. Double doors lead into the kitchen, which is generously appointed with base and wall-mounted cabinets. It offers sweeping, downlit worksurfaces as well, and is finished with easy-to-clean splashbacks and integrated appliances (ceramic hob, extractor hood, raised oven, fridge, and freezer).

FEATURES

- Immaculate first-floor retirement flat
- Sought-after coastal setting in Dunbar
- Part of a McCarthy and Stone development
- Factored and with excellent facilities
- Crisp neutral interiors throughout
- Secure shared entrance and lift service
- Central hall with a walk-in cupboard
- Living/dining room with private balcony
- Generously appointed kitchen
- Double bedroom with built-in wardrobes
- 3pc bathroom with overhead shower
- Landscaped communal gardens
- Private residents' parking
- Electric heating and double glazing





Meanwhile, the double bedroom mirrors the aesthetic of the living area, providing a spacious room with two built-in mirrored wardrobes. The home is completed by a three-piece bathroom with an overhead shower. Electric heating and double glazing ensure year-round comfort. Outside, the development provides private residents' parking and beautiful communal gardens, which are carefully landscaped for relaxing in the sun. Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Please note: single occupants must be a minimum of 60 years old. For joint occupants, one must be a minimum of 55 years old with the other occupant being 60 years old or over.

Factor: the property is factored by First Port for an approximate fee of £2800 per year, which includes garden upkeep, external window cleaning, maintenance of all communal areas, and block buildings insurance. Prospective buyers can check up to date costs and conditions with First Port.







DUNBAR

Welcome to Dunbar, a vibrant town on the breath-taking East Lothian coast, boasting white sandy beaches, John Muir Country Park, protected woodland areas, a train station and an old working harbour. The town itself offers a lively High Street with award-winning shops including fresh produce and grocers, a baker, a bank, fine art galleries, coffee houses, restaurants, hardware shops, a florist, chemists, and a garden centre. On the outskirts of the town is a large supermarket, garden centre, and fast-food outlet, in addition to the famous DunBear: an imposing sculpture tribute to John Muir, designed by Andy Scott, the Scottish sculptor also responsible for the Kelpies. Dunbar's state-of-the-art Leisure Pool also offers a family-friendly pool with a wave machine and flume, a gym, and fitness classes, in addition to independently-owned options: Sports + Fitness Hub, and Platinum Performance Centre which provides a top-of-the-range gym and martial arts facilities. The town benefits from a children's soft play centre, tennis courts, large sports grounds, two golf courses, a surf school, and an extreme water sport centre, as well as a popular family park on the outskirts. Dunbar is known for its outstanding schools, both at primary and secondary level in both the public and private sector, with renowned Belhaven Hill independent school in the town. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.



SCAN HERE
To learn more about Dunbar





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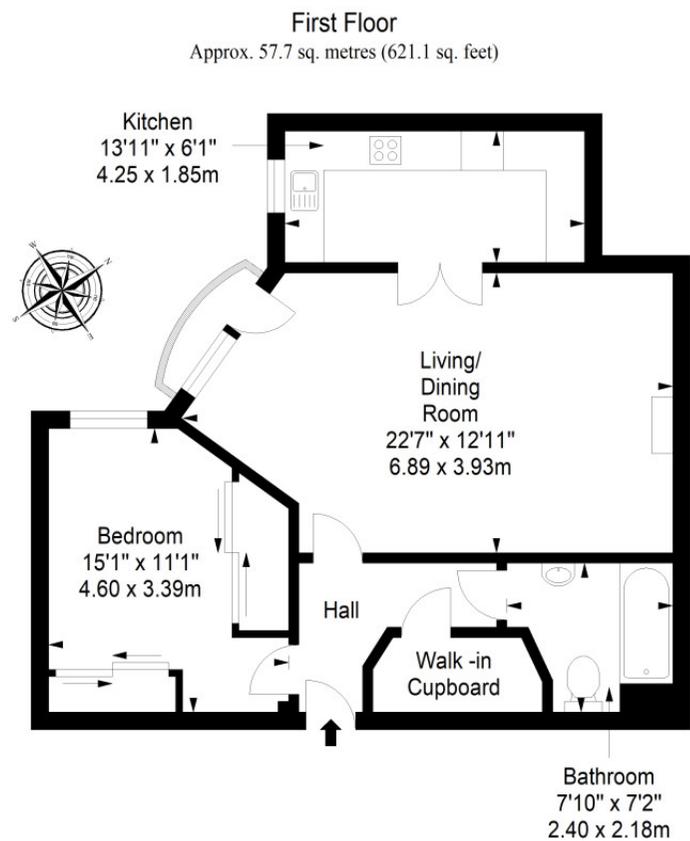


HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



Total area: approx. 57.7 sq. metres (621.1 sq. feet)