

McDougall McQueen
solicitors & estate agents

20 Tantallon Court Roxburghe Lodge Wynd, Dunbar, EH42 1LP

2 2 1 EPC C









Welcome

Occupying a desirable top-floor position within an established modern development, this attractive apartment enjoys breathtaking views across Dunbar, the coastline and the sea beyond. With private residents' parking and a peaceful setting, it offers an exceptional opportunity for those seeking a bright and spacious home in a highly desirable location.

The generously proportioned lounge is undoubtedly the heart of the home, with stunning panoramic sea views creating a wonderful backdrop. There is ample space for both lounge and dining furniture, with the window providing the perfect spot for a dining table where you can fully appreciate the ever-changing coastal outlook.

Located off the lounge, the well-appointed kitchen also benefits from stunning sea views and offers an excellent range of wall and base units, generous worktop space and integrated appliances including a washing machine/dryer, electric oven and gas hob. There is additional space for freestanding appliances.

The principal bedroom is a bright and spacious double room with excellent built-in storage and a pleasant outlook. It further benefits from an en-suite shower room fitted with a shower enclosure, wash hand basin and WC set within vanity storage. The second bedroom is another well-proportioned double, ideal for guests, family members or those requiring a home office. Being top floor has the benefit of access to a private loft area for storage.

Combining generous accommodation, excellent storage, private parking and spectacular coastal views, this superb apartment offers a wonderful opportunity to enjoy modern living in one of East Lothian's most sought-after seaside towns.







Dunbar

Tantallon Court enjoys an elevated position within a sought-after residential development on the edge of Dunbar. The property is perfectly placed to take advantage of the town's spectacular coastal setting, with far-reaching views across the rooftops of Dunbar, the North Sea and the beautiful East Lothian coastline.

Dunbar offers an excellent range of amenities including independent shops, cafés, restaurants, supermarkets, leisure facilities and a bustling harbour. The town is steeped in history and surrounded by stunning beaches, coastal walks and open countryside, making it a fantastic location for those who enjoy an active outdoor lifestyle. The renowned John Muir Way passes through the area, while nearby coastal paths provide endless opportunities to explore East Lothian's dramatic shoreline. Approximately half a mile is Dunbar Golf Club - one of the finest links golf courses anywhere in the World with Scottish hospitality to match.

For commuters, Dunbar railway station provides regular services to Edinburgh and beyond, while the A1 offers convenient road links both north and south. Combining seaside charm, excellent amenities and outstanding transport connections, Dunbar continues to be one of East Lothian's most desirable places to call home.

Extras

Included in the sale will be all window dressings and Bosch fridge/freezer.

Hacking and Paterson Factors : £300pq



Get in touch

mcdougallmcqueen.co.uk

property@mcdougallmcqueen.co.uk

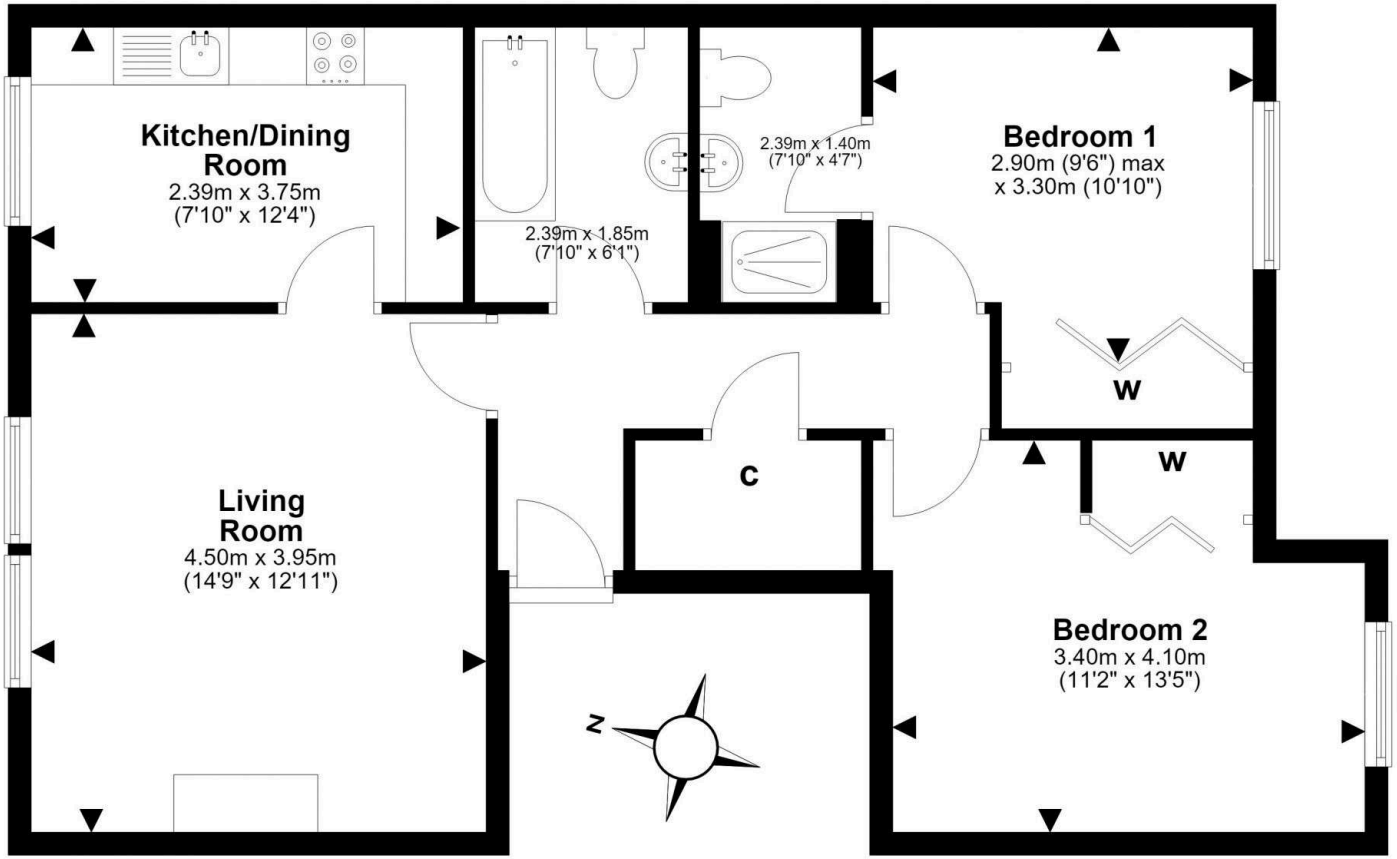
0131 240 3818

Property Hub:
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

espc CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.