

Airds & Co Limited
Co Registration SC350231

Federation House,
222-224 Queensferry Road, Edinburgh, EH4 2BN
Telephone: 0131 332 8411 Fax: 0131 332 8411



15 Leslie Way, Dunbar, EH42 1GP

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Area

Built approximately 9 years ago by Lochend Homes, no. 15 Leslie Way, is a spacious modern family home located on the edge of Lochend Woods and close to many amenities, including ASDA and Co-op supermarkets, and, for keen gardeners, a new garden centre is due to open in the foreseeable future.

There are many schools to choose from namely the new Dunbar Primary School, Dunbar Grammar School, Belhaven Hill School, and, the Compass Primary School in nearby Haddington, as well, as a school coach service available to Erskine Stewarts Melville Schools in Edinburgh.

The surrounding countryside boasts beautiful beaches, and, the John Muir Way, linking East Lothian with Edinburgh and the Scottish Borders, is a route which offers magnificent views of East Lothian's coastline for those who love outdoor walks or cycling. John Muir Country Park also located on the coastline has an outdoor play area and offers a great day out for families.

Leisure facilities can be found at Hallhill Sport Centre, Dunbar swimming pool, and, there are a number of beautiful golf courses nearby at North Berwick, Archerfield, Muirfield, and, Dunbar Golf Club is an Open qualifier for this year's Open at Muirfield. Dunbar also offers Scotland's only wakeboarding venue, Fox Lake.

Dunbar is a 20 minute commute by train from Dunbar Station to Edinburgh Waverley Station. The property is well placed for access to the A1 providing a fast link to Edinburgh city centre.

Property

This fabulous executive detached family property, with five public rooms and five bedrooms, has been finished to a high specification, and, is in immaculate decorative order. The property has been installed with high performance white UPVC double glazed windows, light oak internal doors and wardrobe doors finished with brass ironmongery, modern stone fireplace with marble insert in the drawing room with gas fire, and, solid oak flooring and neutral carpets are fitted throughout in the main reception rooms and bedrooms respectively. The kitchen has Neff integrated appliances.

The ground floor accommodation includes hall, a large drawing room, dining room, the family room and sun room has been added by the current proprietors, dining kitchen, utility room, and, downstairs w.c. The first floor accommodation includes the master bedroom with en-suite bathroom, four further bedrooms, family bathroom, all leading off the impressive upper gallery landing. A small balcony to the front of the property can be entered through double patio doors from the upper landing. A walk in cupboard houses the mains pressure hot water system.

A gas fired Potterton boiler with mains pressure hot water system provides the central heating to the property.

The bathrooms are fully tiled and fitted with Roca suites. Both the en-suite bathroom and family bathroom include a separate shower cubicle.

The property has sky, telephone and tv points.

A floored loft can be accessed from the family bathroom.

Externally, to the front, the property has a well maintained open lawn garden with double mono blocked driveway adjacent to it, large enough to park two cars. The property has an integrated garage and workshop, which has direct access to the property through the utility room. To the side of the property, a wooden side gate provides access along the paved side path to the large enclosed maintained south facing rear garden. Double doors lead from the family room and sun room onto the patio area and garden area.

All fitted carpets, flooring, blinds and integrated appliances – fridge, freezer, gas hob, double oven and dishwasher – are all included in the sale.

Home Report

Available upon request. Please telephone the selling agents 0131 332 8411 or email property@airdsandco.co.uk

EPC Rating C

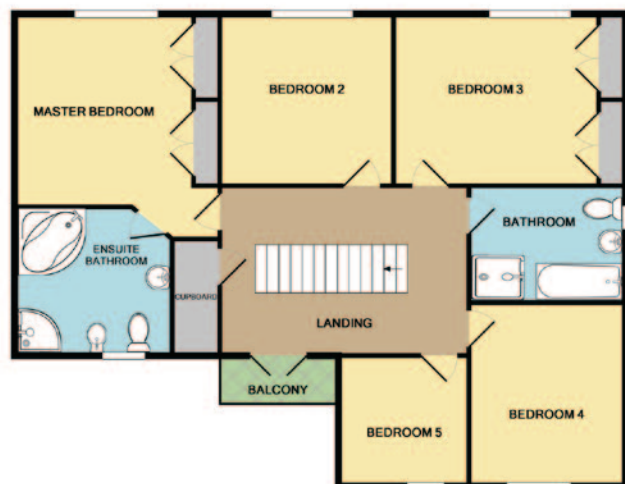
Viewing

By appointment only, please telephone the selling agents 0131 332 8411 or the Seller 07585 447 482





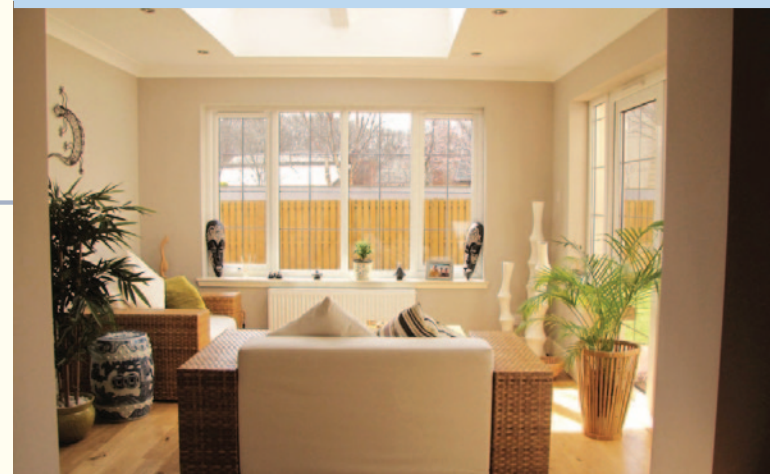
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Dimensions

Room	Metre/cms	Feet/inches
Drawing room	7.08m x 4.2m	(23'3 x 13'9)
Dining room	3.6m x 3.47m	(11'10 x 11'5)
Family room	4.16m x 3.64m	(13'8 x 11'11)
Sun Room	3.64m x 3.49m	(11'11 x 11'5)
Dining Kitchen	4.8m x 3.6m	(15'9 x 11'10)
Utility room	2.09m x 1.63m	(6'10 x 5'4)
W.C	2.89m x 1.1m	(9'6 x 3'7)
Master bedroom	3.8m x 3.69m	(12'6 x 12'1)
En-suite bathroom	3.64m widest x 3.37m widest	(11'11 widest x 11'1)
Bedroom 2	3.81m x 3.6m	(12'6 x 11'10)
Bedroom 3	3.69m x 3.6m	(12'1 x 11'10)
Bedroom 4	3.6m x 3.21m	(11'10 x 10'6)
Bedroom 5	2.78m x 2.51m	(9'1 x 8'2)
Garage	5.93m widest x 4.73m widest	(19'5 widest x 15'6 widest)





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Note: Prospective purchasers are advised to note their interest through their Solicitor as soon as possible in order that they may be informed of a closing date. In event of a closing date being set, the seller is not bound to accept the highest, or any, offer. These particulars do not form part of an offer or contract; whilst they are believed to be correct, they are not warranted, and prospective purchasers must satisfy themselves as regards their accuracy. In particular, measurements are approximate, and must not be relied upon.

