

COULTERS[©]

14 HIGH STREET

DUNBAR, EAST LoTHIAN, EH42 1PB

 4 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

14 High Street is a beautifully presented Victorian double upper, bright and full of character, tastefully decorated throughout, creating a warm and welcoming four-bedroom home. Accessed by way of a gate on the High Street with steps leading up to the first floor. The front door opens onto a handy entrance foyer, which in turn leads onto a generous hall. The open plan living / dining / kitchen is flooded with light from three sides. The central focal point of the room is an engaging log burning stove in the living area.

KEY FEATURES



Beautifully presented Victorian double upper.



Four bright & well proportioned bedrooms.



Delightful, enclosed private garden with patio & shed.



Unrestricted on-street parking.



Within a short walk of Belhaven beach.



Excellent local amenities nearby.





The comfortable living area stylishly combines with the modern dining kitchen area which has attractive engineered wood floors. The integrated appliances comprise; 5 ring gas hob, electric oven, extractor hood, fridge/freezer and dishwasher. On the same level are two beautiful bedrooms with fitted wardrobes (one currently used as a fitness area), a family bathroom (with shower over the bath) and a handy utility room. On the upper floor are two more delightful bedrooms, filled with natural light from velux windows, a reading area in the hall and another bathroom. The property benefits from double glazing and gas central heating. Externally, there is an extensive, enclosed private garden, mainly laid to lawn with a patio area, stone chippings, a shed and log store. Unrestricted parking is available on the surrounding streets and the wonderful Belhaven Beach is just a short walk from the property.





THE LOCAL AREA

Dunbar is a picturesque, historic coastal town in East Lothian surrounded by beautiful countryside and expansive beaches. With a real sense of community, the vibrant and award-winning high street has a wide array of independent retailers, popular restaurants, chemists, a post office, convenience stores, and opticians. Recreational opportunities include Dunbar Leisure Centre with a swimming pool, flumes, and fitness classes; beautiful beach and cliff top walks; the John Muir Country Park and two golf courses. Families will love East Links Family Park, Coast to Coast surf school, and Fox lake Adventures.

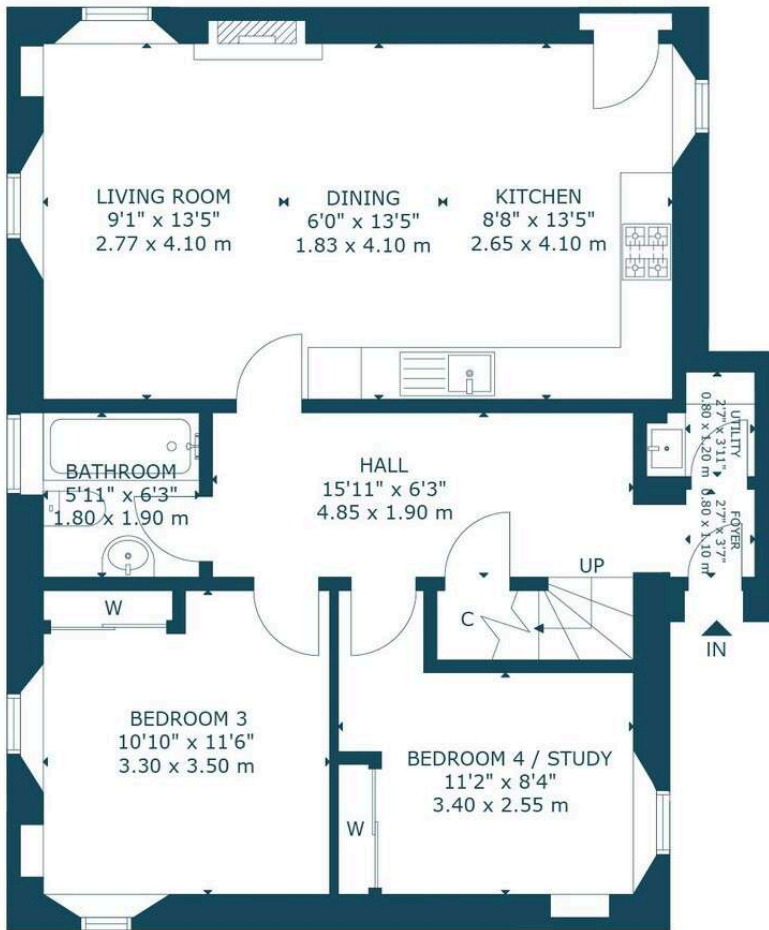
Well-regarded local schooling includes Dunbar Primary School and Dunbar Grammar School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

Dunbar Railway Station provides direct routes to Edinburgh, London and Aberdeen. There is easy access to A1 making Edinburgh easily accessible by car, and bus.

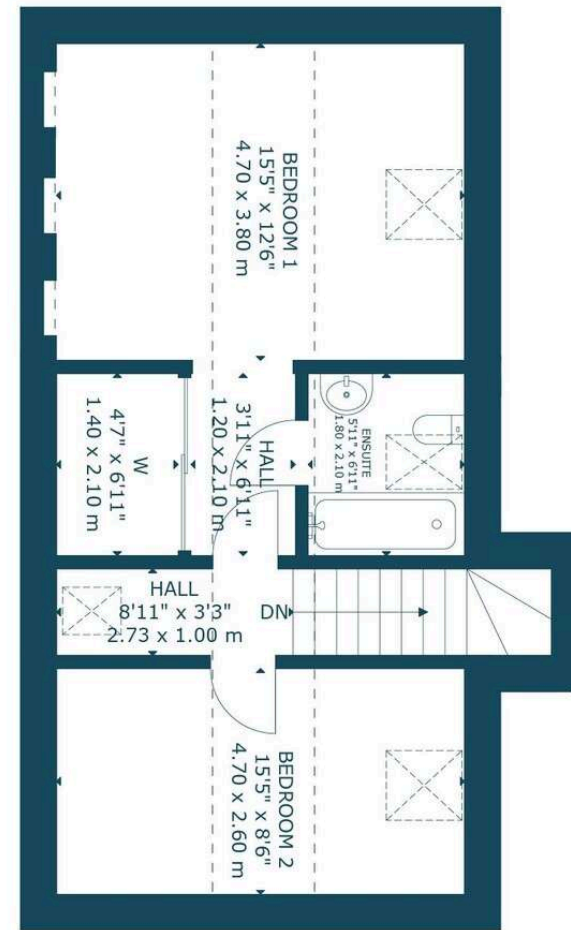
EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.





FIRST FLOOR



SECOND FLOOR

14 HIGH STREET, BELHAVEN, DUNBAR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,337 SQ FT / 124 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.