

COULTERS[®]

WELCOME TO:

ROSLYN HOUSE

Roslyn House, North Road, Dunbar, EH42 1AT



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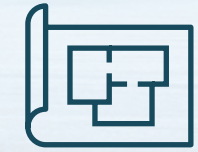
ROSLYN HOUSE AT A GLANCE:



Coastal Dunbar location



Victorian property with flexible accommodation



Stunning North Sea and Bass Rock views



Winterfield Golf Club close by



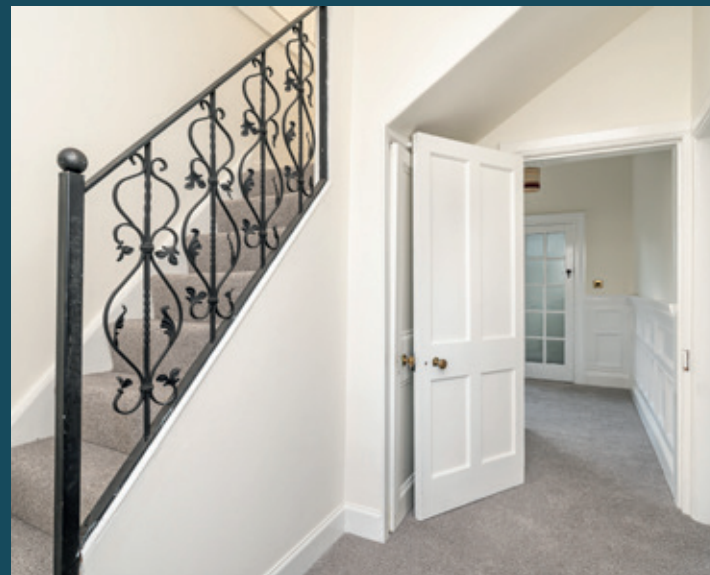
Rear garden with access to Winterfield Park



Well-regarded schooling close by

EXTRAS:

All fixtures and fittings, including; light fittings, carpets and fitted floor coverings.



A LITTLE BIT ABOUT THE PROPERTY:

Perfectly situated in picturesque Dunbar on Scotland's East Coast, this is a well-presented two/three-bedroom detached Victorian property. Bright and spacious throughout, this property has the opportunity for a flexible layout with the living room serving as a potential third bedroom. It also boasts breathtaking views of the North Sea, as well as Edinburgh and the Bass Rock. Its private enclosed rear garden which offers access to Winterfield Park and onto Dunbar Beach is truly enviable as are its charming period features. It is a rare opportunity for a couple, professional or investor to acquire a property in this sought-after location.

THE PROPERTY COMPRISES:

- Stylish and bright front-facing living room with bay window, Edinburgh press and open flame gas fire. Can also be used as a third bedroom
- Functional kitchen with ample wall and floor units and workspace sit alongside integrated oven and hob
- A bright and spacious bay window dining/living room adjacent to the kitchen with focal fireplace, cornicing and Edinburgh press
- A principal double bedroom with exceptional sea views and eaves storage
- A second double bedroom with wonderful views of Arthur's Seat and the Bass Rock
- A third single bedroom/study with access to enclosed rear garden
- Walk-in modern shower room with three-piece suite
- Private front paved garden
- Idyllic enclosed rear garden with lawn, patio areas and direct access to Winterfield Park and onto Dunbar Beach
- Gas central heating and double glazing throughout
- On street parking

LIVING ROOM / BEDROOM 3

A bright room with large bay window perfect for entertaining or relaxing.

- Original period features including Edinburgh press
- Sunny front-facing aspect
- Fresh neutral décor throughout
- Eye-catching focal gas fireplace with tiled insert



DINING ROOM / LIVING ROOM

A generous space with plentiful natural light and charming period features.

- Large front-facing bay window
- Edinburgh press, ornate cornicing, and attractive original fireplace
- Adjacent to the kitchen
- Space allows for a variety of furniture configurations and uses



KITCHEN

A well-proportioned room with garden views.

- Ample wall and floor units
- Integrated appliances including oven and hob
- Lovely rear garden views
- Colourful floor and splashback tiling



PRINCIPAL BEDROOM

Light and airy double bedroom with spectacular uninterrupted views.

- Views across Winterfield Park to the North Sea
- Useful eaves storage
- Neutral décor and carpeting
- Generous windows allowing lots of light



SHOWER ROOM

Well-designed contemporary walk-in shower room.

- Peaceful and secluded with city and sea views
- Well-laid out with established lawns, plants and shrubs
- Elevated position gives a greater sense of privacy and security
- Tranquil seating areas



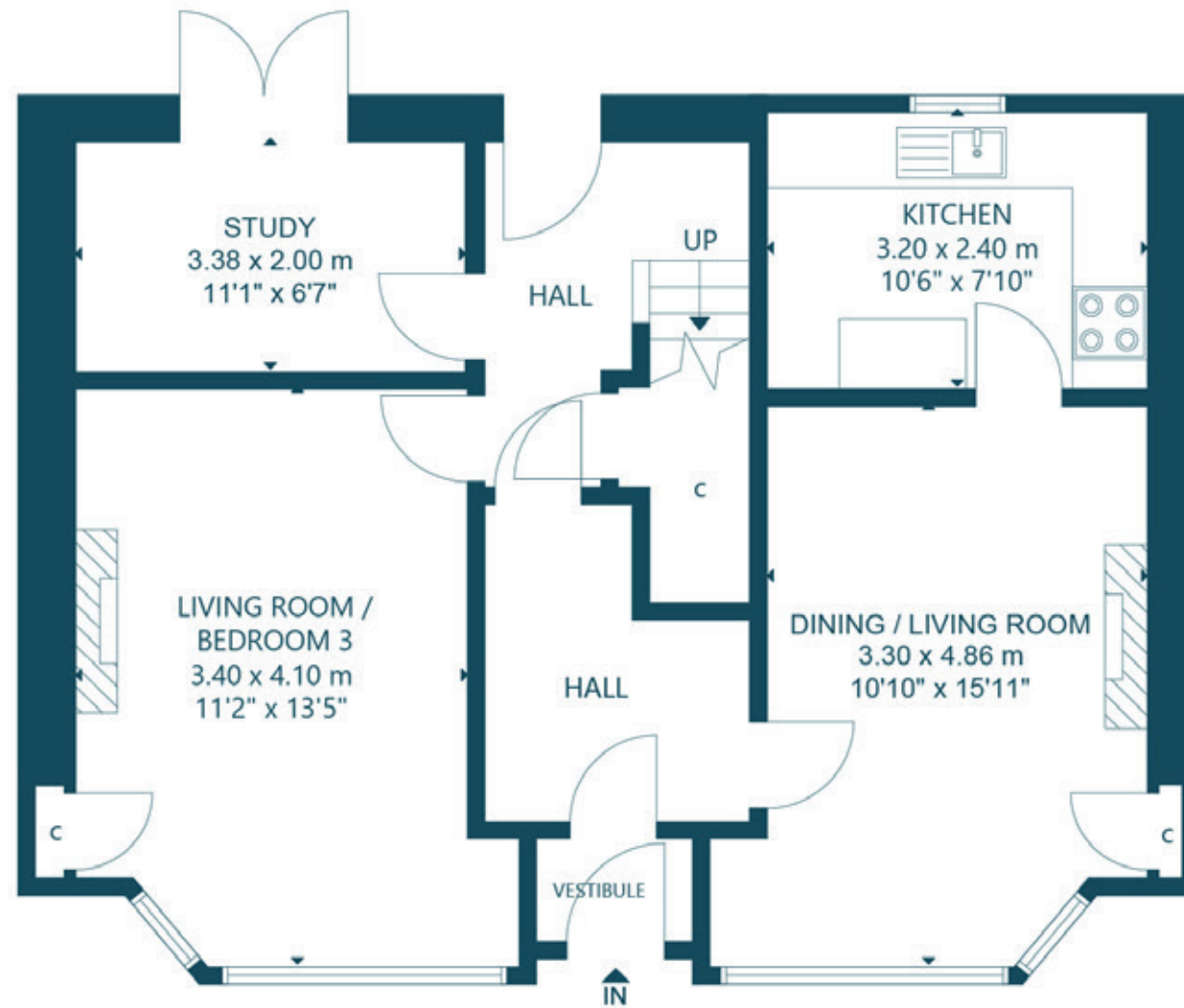
PRIVATE REAR GARDEN

Beautifully presented enclosed rear garden.

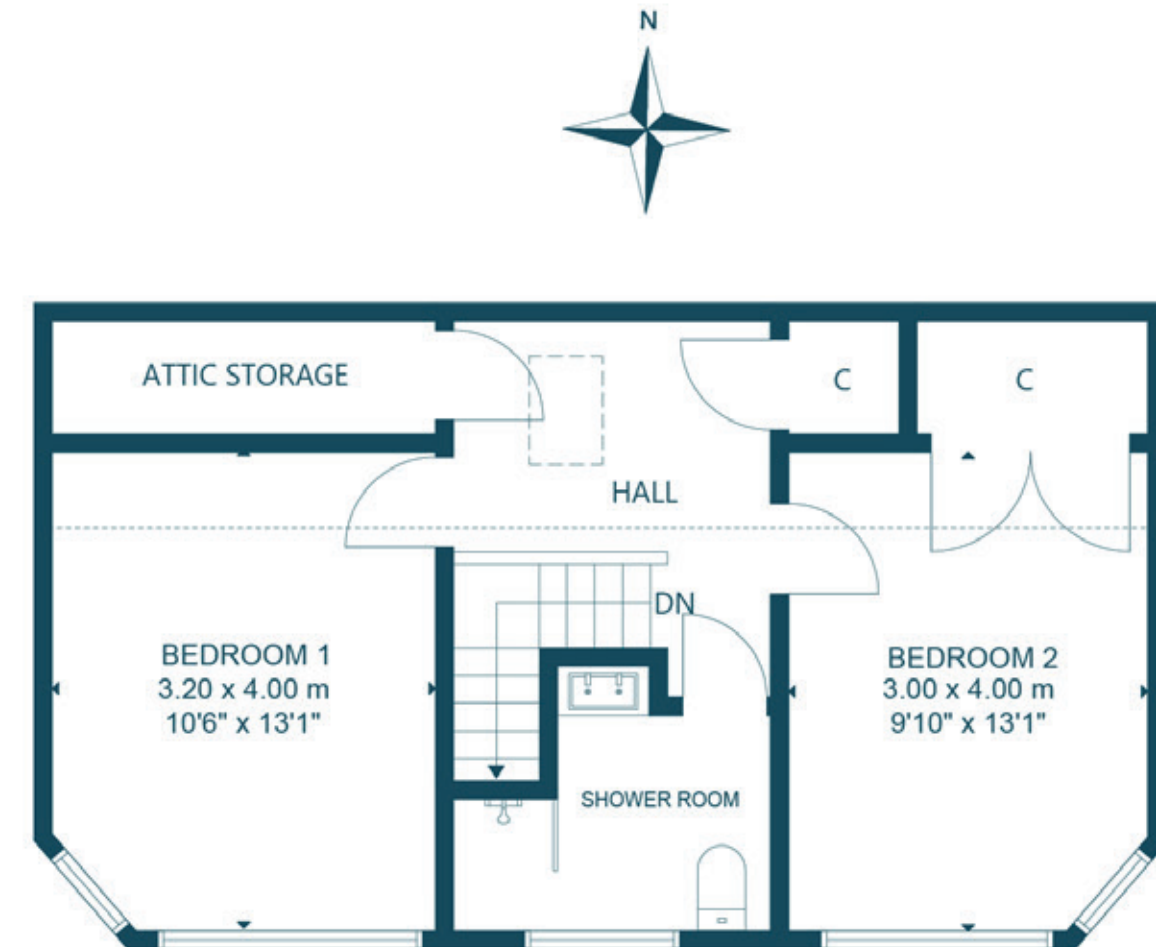
- Direct access to Winterfield Park and onto Dunbar Beach
- Well-laid out with lawn, established shrubs and hedges, and two patio areas
- Useful garden shed
- Fully enclosed so ideal for pets and children







GROUND FLOOR



FIRST FLOOR



ROSLYN HOUSE, NORTH ROAD, DUNBAR, EH42 1AT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,076 SQ FT / 100 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LOCATION, LOCATION, LOCATION:

Dunbar is a historic coastal town in East Lothian surrounded by picturesque scenery and approx. 30 miles from Edinburgh.

Its ruined castle stands guard over the town's two working harbours. The vibrant high street has a wide array of independent retailers, popular restaurants such as Hectors Artisan Pizzeria and bars like The Bear and Bull. There are also chemists, a post office, convenience stores and opticians. There is an ASDA supermarket on the edge of town.

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 including the Dunbar Golf Club. Families will love East Links Family Park, Coast to Coast surf school and Foxlake Adventures.

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 those choices in Edinburgh.

There is easy access to Edinburgh by car, bus, or train as well as to the A1 and City Bypass.

VIDEO TOUR:



WE'D LOVE TO
HEAR FROM YOU:

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