



GARDEN STIRLING BURNET

**KINNORD, BELHAVEN ROAD**  
BELHAVEN, DUNBAR, EAST LoTHIAN, EH42 1NW



4



2



EPC  
D





Occupying a generous plot extending to half an acre in an exclusive cul-de-sac in Belhaven, this unique, rarely available, architect-designed detached house offers spacious and versatile accommodation including four bedrooms, three reception areas, and two bathrooms (plus a WC), as well as beautiful gardens, a double garage, and a driveway.

A private road (shared with three other properties) just off the main road into Dunbar leads up to the house, and the front door opens into an entrance vestibule flowing through to a hall (both with storage) with a WC. Leading off the hall and enjoying a sunny southwest-facing aspect overlooking the rear garden is a living room. A spacious footprint allows for various configurations of lounge furniture (and a dining setup if desired), all arranged around a fireplace. Adjoined to the living room via double doors is a dining room, which is currently being utilised as a home office, offering various options for use. The flow of living space continues from here with a door opening into the kitchen, which is also accessible from the hall. The kitchen accommodates space for a casual dining area and is fitted with attractive off-white cabinetry, spacious worktops, and splashback tiling, with provision made for appliances. A corridor from the kitchen (with external access) leads along to the garage. A conservatory provides a multipurpose third reception room enjoying all-day sun and French doors to the garden. One of the home's four bedrooms (with a dressing room) and a shower room complete the ground-floor accommodation.



## FEATURES

- Generous detached house in Belhaven
- Small, exclusive cul-de-sac development
- Vestibule with storage and hall with WC and storage
- Spacious, southwest-facing living room
- Formal dining room/study
- Versatile conservatory
- Dining kitchen
- Three double bedrooms
- One single bedroom
- Family bathroom and separate shower room
- Well-maintained, spacious gardens
- Integral double garage and driveway
- Gas central heating and double glazing









A landing on the first floor (with storage and a snug/reading nook) leads to the remaining three bedrooms and a family bathroom. The bedrooms consist of two doubles (one with built-in wardrobes) and a single, and the tiled bathroom comprises a bath (with an overhead shower), a WC-suite, and a towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is set within spacious and well-maintained gardens, with the rear garden notably boasting a sunny aspect and featuring a patio, a manicured lawn, a wealth of trees and shrubs, and a large vegetable patch with a vegetable cage. Private parking is provided by a double garage and a driveway.

Extras: all fitted floor coverings, window blinds, and light fittings will be included in the sale, as well as a dual-fuel cooker, dishwasher, larger fridge, some bedroom wardrobes, and two garden sheds will be included in the sale. Other items of furniture may be available by separate negotiation.












## THE AREA

The sought-after and exclusive conservation village of Belhaven is nestled in an area of outstanding natural beauty on the East Lothian coast, one which attracts outdoor enthusiasts and nature lovers from all over the country. The stunning John Muir Walkway and Nature Reserve is on your doorstep, offering horseback rides, cycle paths and walkways on the beach and in scenic woodlands. Belhaven's historic architecture boasts a blend of Georgian and Victorian mansion houses and idyllic rows of stone cottages. The village lies at the feet of sunny Dunbar, a vibrant town which caters for all your daily needs. Dunbar itself offers a lively High Street with award-winning shops and includes grocers, bakers, butchers, banks, 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 and another large garden centre. Its state-of-the-art Leisure Pool also offers a gym and other fitness classes. The town benefits from tennis courts, large sports grounds, two golf courses and an extreme water sport centre. Dunbar is known for its outstanding schools, both at primary and secondary level; the private Belhaven Hill Primary School is situated a short walk from the property. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient and speedy access to Edinburgh, Berwick and beyond.





 Kinnord, Belhaven Road





**OFFERS TO:  
22 Hardgate  
Haddington  
EH41 3JS**

**Tel: 01620 825 368  
Fax: 01620 824 671**

**DX540733 Haddington**

**espc**

## HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

