

COULTERS<sup>©</sup>

# PLOT 3, MARAGRAN QUEENS ROAD

DUNBAR, EAST LOTHIAN, EH42 1RA

 4 BED  4 BATH  3 PUBLIC





## TAKE A LOOK INSIDE

One of only three houses on this small exclusive bespoke development in the heart of the ever popular seaside town of Dunbar.

Plot 3 is situated closest to the town and benefits from an appealing and flexible layout. Careful attention to detail and quality fixtures and fitting provide a rarely available opportunity.

The upper floors have wonderful sea views. The garden to the rear has a patio with glazed balustrade and a generous space to create your own finish, to the front the garden is laid to lawn and there is a driveway to the side leading to the single garage.



## KEY FEATURES



Stunning contemporary 4 bed detached new build home.



Opportunity for buyers to bespoke specific finishes if reserved early enough



Gardens, Driveway, single garage, electric car charger



Rooftop terrace and large family room on second floor



Top floor study away from distractions with fabulous views



Close to beach, golf course & local amenities.







The accommodation provides a flexible and generous layout which could be used in a variety of ways depending on the purchasers needs.

The ground floor benefits from a contemporary kitchen/dining/living space with doors leading to the garden, the sitting room to the front can be opened up to provide a completely open plan area or used separately, there is also a useful cloakroom with WC. On the first floor there are four double bedrooms, one with a walk in wardrobe/study, two ensuite shower rooms and a family bathroom. On the top floor the space could be used as a family room, study and shower room or as a principal bedroom suite. A terrace from the family room allows uninterrupted sea views.







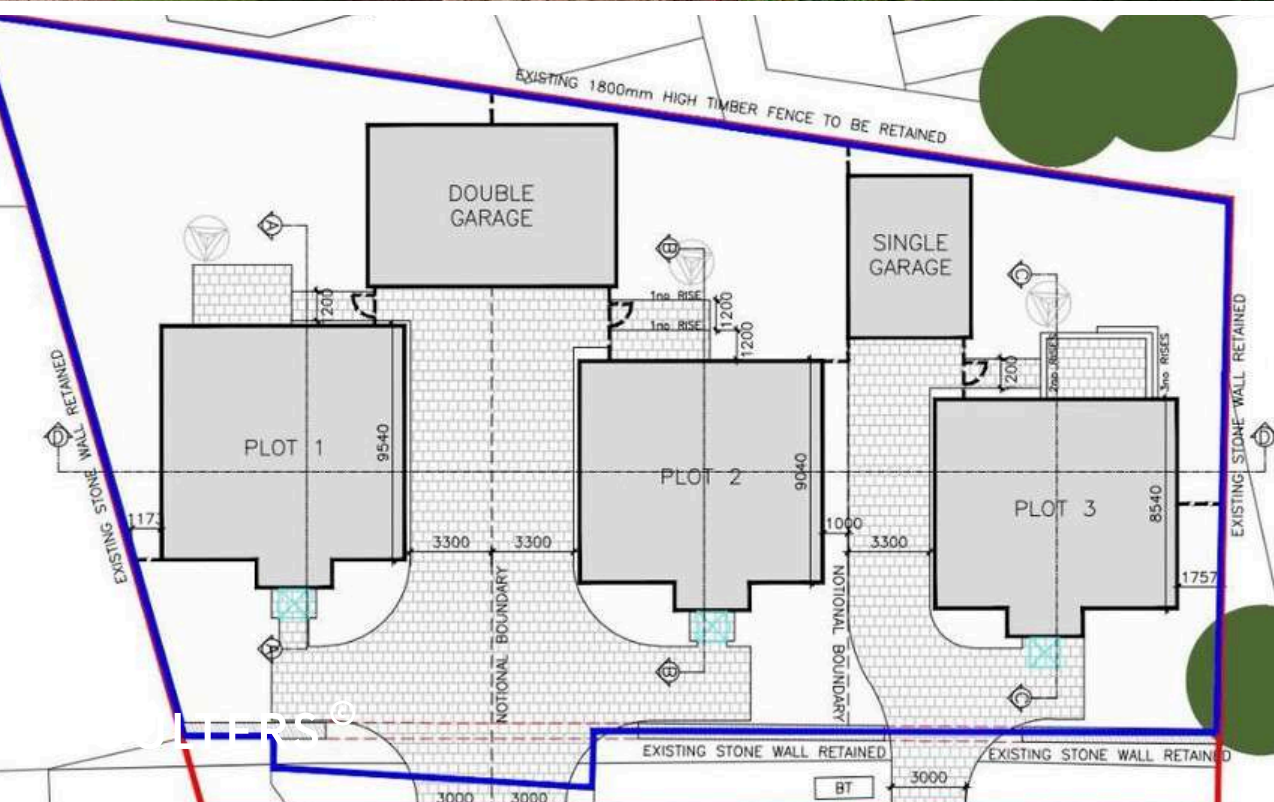
## LOCATION

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 Foxlake 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.





# SPECIFICATION

## Heating & Plumbing

- Gas powered energy efficient central heating boiler, fuelling radiators to upper floors and underfloor heating system to entire ground floor.
- Electric underfloor heating in bathrooms/ensuites.

## Energy Efficient Installations

- Solar panels fitted to roofs, producing green energy, reducing reliance on grid source electricity and reducing fuel bills.
- Electric car charging points installed to the external wall of each garage.

## Electrical

- Satin chrome finish sockets throughout.

## Windows & Doors

- Thermally and acoustically efficient triple glazed aluminium units, in anthracite grey.
- Anthracite front doors.
- Anthracite double glazed Velux roof lights.

## Kitchens

- Archispek solid units; made in Scotland; Blum Legrabox drawers. Archispek are a local award-winning bespoke furnishing company with an excellent reputation for quality and innovation.
- Oak floating shelves.
- Siemens fully integrated appliances.
- Blanco stainless steel bowl and a half sink.
- Hans Grohe tap.
- Recessed low energy down lighters; under unit/shelving ambience lighting.

## Internal Finishes & Decoration

- All walls to plaster skim, white emulsion finish.
- Woodwork to white satin paint finish.

## Internal Doors

- Contemporary design to white satin paint finish.
- Glass incorporated into lounge/kitchen and double doors between dining area/lounge.
- Satin chrome ironmongery.

## Flooring

- Ground floor – Concrete screed finish, ready for finished floor product.
- Stairs and upper floors – chipboard finish, ready for finished floor product.

## Lighting

- Energy efficient down lighters in kitchen/bathrooms; pendant fittings to lounge/dining/hall/bedrooms/study/family room.

## Bathrooms/Ensuite/WC

- Quality bathroom products, such as Roca, Hans Grohe, Porcelanosa

## External Specification

- Turf to front lawns.
- Block paving to driveways.
- Rear patios - glass balustrade and contemporary stone paving.

## Guarantee

- 10-year Premier Guarantee Warranty

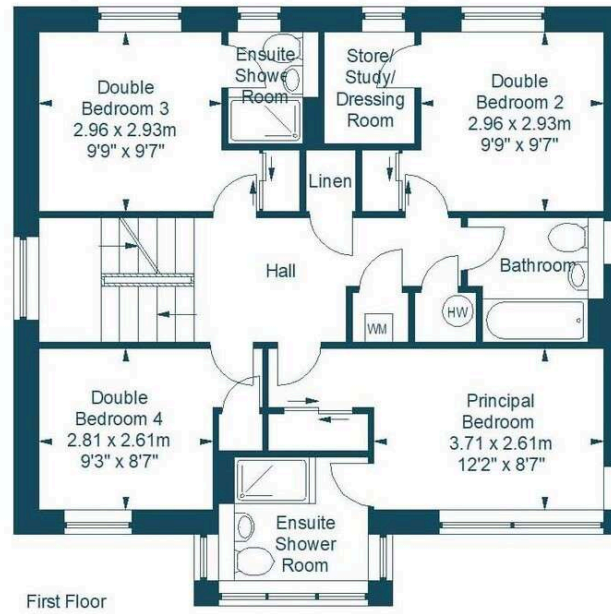
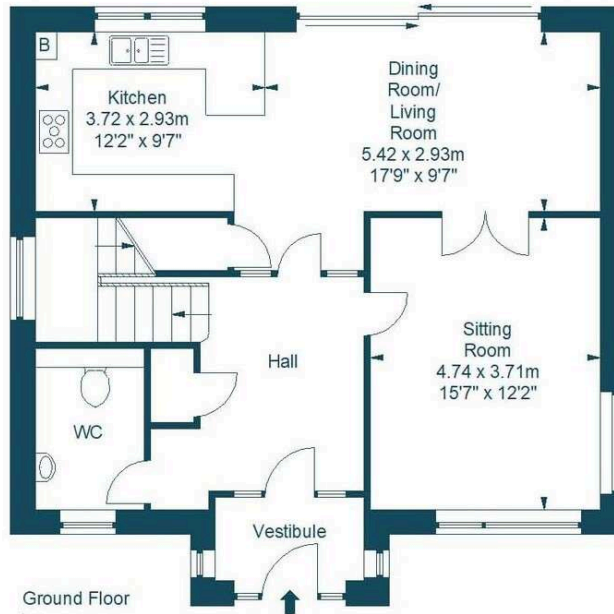
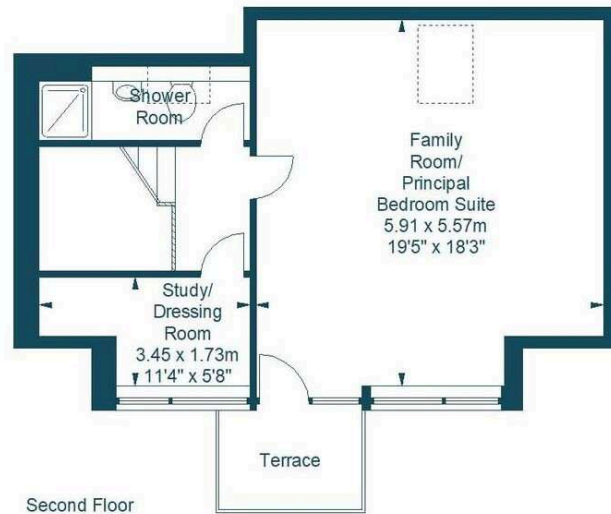
## Notes

- Please note CGI images are for illustrative purposes only and are subject to change.
- All design, sizes and specification are subject to design and change.

Plot 3,  
Samoya,  
Maragrain,  
Queens Road,  
Dunbar,  
East Lothian, EH42 1QH



Approx. Gross Internal Area  
195.93 Sq M - 2109 Sq Ft  
For identification only. Not to scale.  
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## GET IN TOUCH

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## 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.