

COULTERS[©]

13 BAYVIEW CIRCUS

DUNBAR, EAST LoTHIAN, EH42 1ZT

 4 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A beautifully presented four bedroom family home situated within a popular Cala development in highly desirable Belhaven, Dunbar. The property benefits from a superb rear garden offering plentiful space and excellent privacy, along with a large studio with electricity providing a flexible work space.

There is a Zappi electric car charger installed to the front of the property and a detached garage with electric door.

KEY FEATURES



Detached family home



Four bedrooms, two with ensuite



Large private rear garden with studio



Driveway and garage

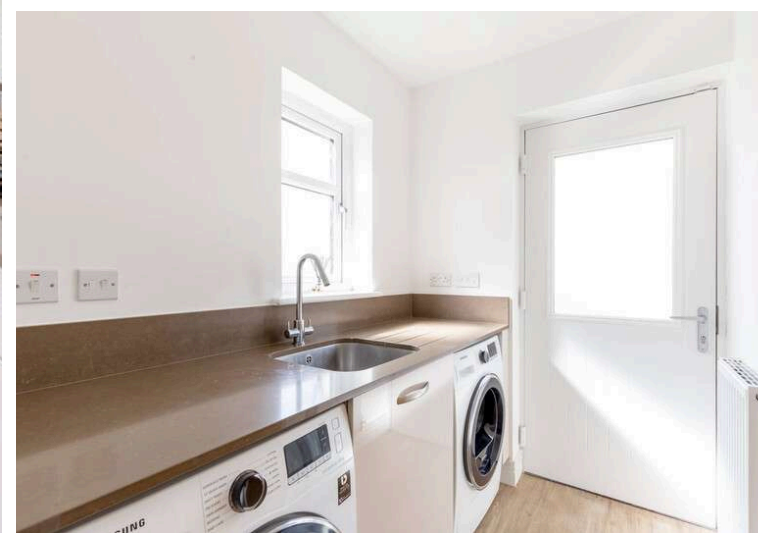


Within a short walk of all local amenities



Zappi electric car charging point





The property comprises: welcoming entrance hallway with WC; bright and spacious sitting room with electric fireplace; family room/bedroom 5; large kitchen/dining/family room with bi-folding doors to the rear garden, built in Sonos sound system with two speakers and amplifier, Silestone worktops, Siemens built in appliances including, eye level double oven, gas hob, dishwasher and fridge/freezer; there is a separate utility room with free standing washer and dryer units and direct access to the rear garden.

On the first floor the principal bedroom boasts an en-suite shower room and fitted wardrobes; there are three further double bedrooms, one of which has an en-suite shower room and fitted wardrobes. A family bathroom with three piece suite completes the first floor.





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 Winterfield golf club which is within walking distance of the property. Families will love East Links Family Park, water pursuits with Ocean Vertical, and Foxlake Adventures.

Well-regarded local schooling includes West Barns Primary School, Dunbar Primary School and Dunbar Grammar School all within a 20 minute walk away.

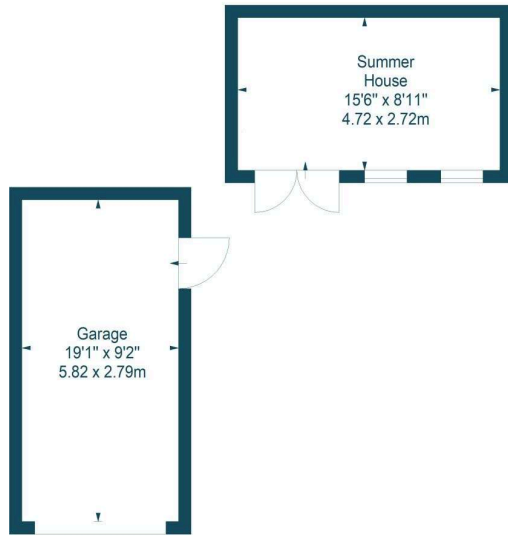
Private schooling is available at Belhaven Hill in Dunbar, Compass in Haddington and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

Dunbar Railway Station is a 5 minute drive away and 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.

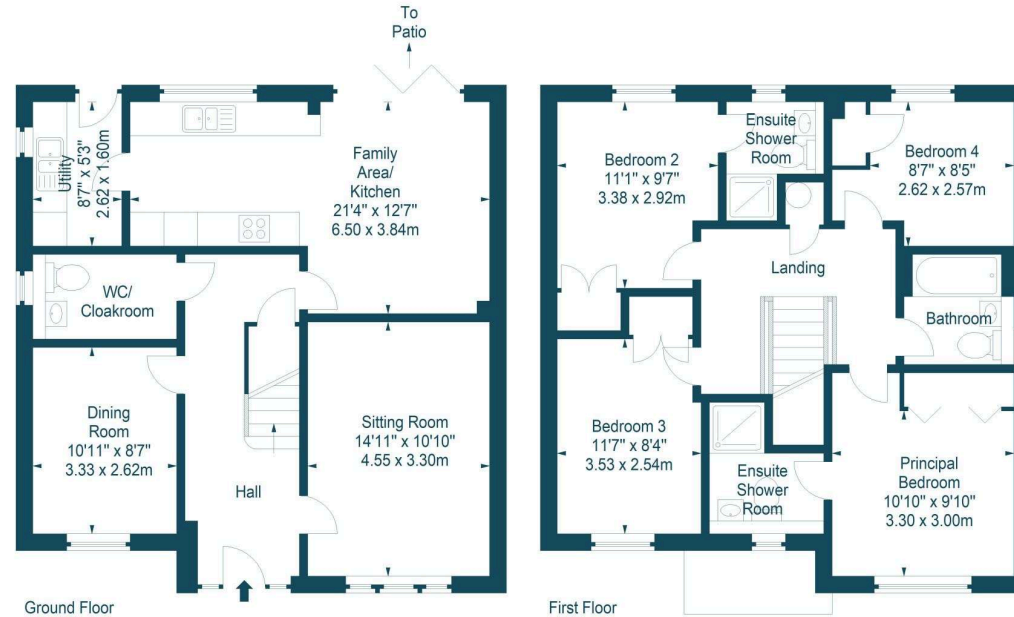




**Bayview Circus,
Dunbar,
East Lothian, EH42 1ZT**



Approx. Gross Internal Area
1455 Sq Ft - 135.17 Sq M
Garage & Summer House
Approx. Gross Internal Area
316 Sq Ft - 29.36 Sq M
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.