

COULTERS<sup>©</sup>



# SCHOOL HOUSE, PARK AVENUE

DUNBAR, EAST LoTHIAN, EH42 1BH

 4 BED  3 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

A superb four bedroom detached family home centrally located within the popular seaside town of Dunbar. Within easy walking distance of Belhaven Bay, Winterfield Park and tennis courts, as well as the train station and High Street.

This spacious property benefits from a double garage, large driveway and beautiful, mature gardens with excellent privacy.

## KEY FEATURES



Detached family home



Four well proportioned bedrooms



Beautifully maintained rear garden



Large driveway and double garage



Centrally located in desirable Dunbar



Within a short walk of all local amenities





The accommodation comprises; welcoming entrance porch and hallway, ground floor shower room, light and airy sitting room with windows to front and side, dining room with patio doors to sunroom which allows direct access to the rear garden, kitchen/family room with Island, solid wooden kitchen units, and granite worktops, freestanding range cooker with six burners; separate utility room with matching units and granite worktops.

On the first floor the principal bedroom comprises dressing room area with fitted wardrobes, and en-suite shower room, and three further bedrooms all with fitted wardrobes. There is a fully tiled family bathroom with three piece suite and separate shower cubicle.







## 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, water pursuits with Ocean Vertical, 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.

## EXTRAS

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



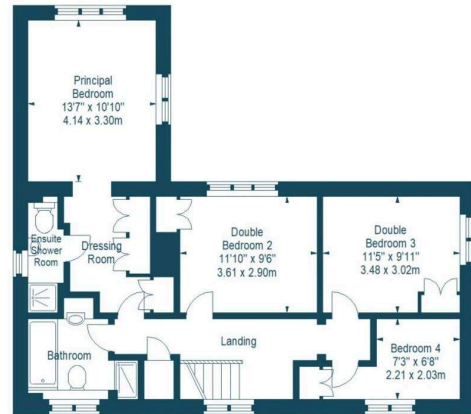




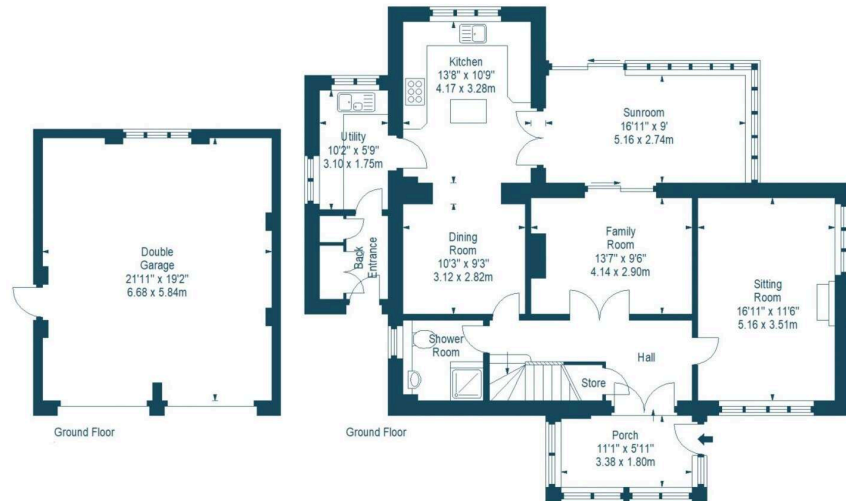
School House,  
Park Avenue,  
Dunbar,  
East Lothian, EH42 1BH



Approx. Gross Internal Area  
1941 Sq Ft - 180.32 Sq M  
Double Garage  
Approx. Gross Internal Area  
424 Sq Ft - 39.39 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



First Floor



Ground Floor

Ground Floor

## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

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 [enquiries@coultersproperty.co.uk](mailto: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.