

COULTERS[©]

KRIAN, BAYSWELL PARK

DUNBAR, EH42 1AE

 5 BED  2 BATH  3 PUBLIC




TAKE A LOOK INSIDE

A generous and impressive semi-detached period stone built villa with an appealing and flexible layout with outstanding sea views.

The property is situated in a sought-after residential location within easy walking distance of Belhaven Bay, Winterfield Park, Cliff top walks, tennis courts, Primary and Secondary schools, bus service to Edinburgh, as well as the train station, swimming pool and High Street.

There are mature gardens to the front, side and rear, the sheltered enclosed South facing rear garden has two timber sheds and a greenhouse, whilst the side and front garden provides a large area of lawn with well stocked borders and sea views.

KEY FEATURES

 Generous semi detached period house

 Large garden to side and rear

 Stunning sea views

 5 bedrooms

 On street parking

 Sought after residential location



The accommodation comprises: vestibule with original tiled floor; welcoming hallway with impressive period staircase to first floor; sitting room to the front with bay window and fireplace; conservatory off with doors to garden, double bedroom/family room, which could be used in a variety of ways to suit a buyer; dining room with fireplace and door to kitchen; well planned kitchen which benefits from an excellent selection of fitted units with a central island unit, a door leads directly to the rear garden; useful utility and shower room.

On the first floor there is a landing with two cupboards, four bedrooms, one of which has an original marble fireplace and uninterrupted sea views from a bay window; family bathroom.





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 a twice hour express bus is just a short six minute walk from the property.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale. Along with the greenhouse and two sheds in the garden



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Krian,
Bayswell Park,
Dunbar,
East Lothian, EH42 1AE




Approx. Gross Internal Area
1932 Sq Ft - 179.48 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.