

COULTERS<sup>©</sup>

# 44 WILSON PLACE

DUNBAR, EAST LoTHIAN, EH42 1GG

 4 BED  2 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Situated in the popular seaside town of Dunbar this modern detached family home offers an appealing and flexible layout.

The property is set in an established mature development within walking distance of a play park, woodland walks, the local garden centre and an Asda Super market.

## KEY FEATURES



Detached family home



Four bedrooms, one with ensuite



Private enclosed garden to the rear



Driveway and garage



Within a short walk of all local amenities



Solar Panels



EPC Rating - C



Council Tax Band - E







The property comprises: welcoming entrance hallway; sitting room\bedroom 4 to the front with fitted shutters; open plan kitchen/dining/family room with range cooker, integrated appliances and doors leading to the conservatory; a utility room and an enclosed rear garden with summer house and decked area.

On the first floor, principal bedroom with fitted wardrobe and an ensuite. There are two further well-proportioned double bedrooms, a single bedroom/study and a family bathroom with three piece suite and separate shower.

The property benefits from solar panels, a garage and drive way.







## 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 Belhaven Hill in Dunbar, Compass in Haddington, 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

Fitted flooring, window coverings and integrated appliances are included in the sale. Summer house in garden also included. Wall mounted TV's not included.

There is gas central heating and double glazing throughout.

The development is factored by Trinity Factors with an approximate annual fee of £200.

**HOME REPORT VALUATION: £330,000**





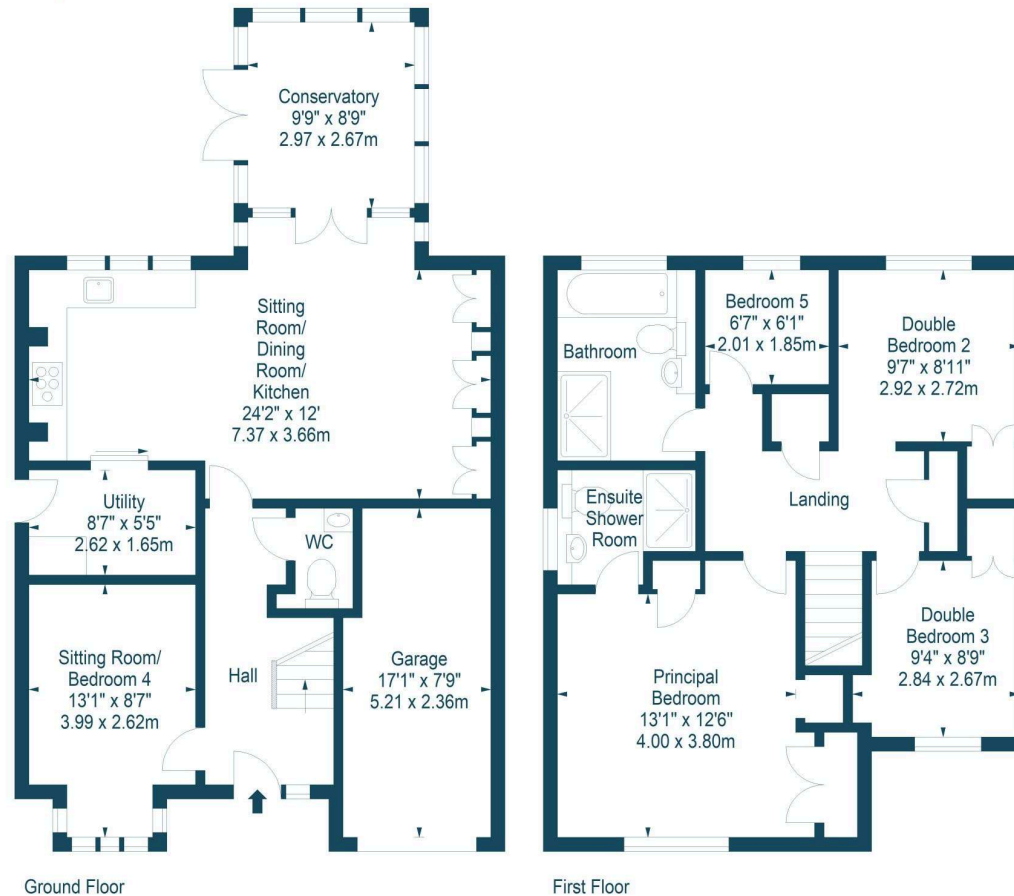




Wilson Place,  
Dunbar,  
East Lothian, EH42 1GG



Approx. Gross Internal Area  
1340 Sq Ft - 124.49 Sq M  
Garage  
Approx. Gross Internal Area  
128 Sq Ft - 11.89 Sq M  
For identification only. Not to scale.  
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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.