



SIMPSON & MARWICK

## 2 Roxburghe Terrace

Dunbar, EH42 1LW

[simpsonmarwick.com](http://simpsonmarwick.com)

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## Spacious 5 bedroom period house with original features, flexible layout, garden and sea views

- Sought after location with garden & sea views
- Generous rooms with original & contemporary finishes
- Welcoming hallway with impressive staircase
- Large kitchen/dining/sitting room with woodburning stove
- Utility, additional storage & WC
- Drawing room with bay window & fireplace
- Four double bedrooms & single bedroom
- Bathroom & shower room
- Gas central heating & partial double glazing

### Description

Rarely available, impressive and generous period terraced house arranged over three floors with an enclosed garden and wonderful sea views. Situated in a sought after location within this popular town and in easy walking distance of local amenities and the train station. This well presented property has a blend of period and contemporary finishes with large bay windows, an impressive staircase, original doors, fireplaces and flooring. Modern bathrooms and a stylish kitchen add to the appeal of this delightful home. On the ground floor a welcoming hallway leads to the large kitchen/dining/sitting room with ample room for dining and a well planned kitchen area with wood burning stove. There is also a utility room, WC and further storage. On the first floor there is an impressive drawing room, double and bedroom 5/study, a bathroom and shower room and on the second floor there are three double bedrooms. The enclosed landscaped rear garden is planted with a variety of shrubs and trees with patio area and lawn. To the front there is an attractive mature garden.





## Location

Historic Dunbar, which is surrounded by fantastic scenery, is a vibrant thriving town with a real sense of community. There is a bustling high street with an excellent selection of independent and artisan shops, restaurants and galleries with the convenience of a large supermarket on the outskirts. There are excellent schools in the area. The two colourful working harbours beneath the ruined castle are the hub of the town and the Harbour Trust is an active part of local life. The Dunbar Battery has recently been spectacularly restored to create a unique open-air venue with an amphitheatre and a coastal garden. There is also a leisure centre with a swimming pool and a newly opened platinum fitness centre, two golf courses, beautiful sandy beaches, spectacular cliff top walks and the John Muir Country Park. The town is also home to Coast to Coast, Scotland's largest surfing school. The convenience of easy access to Edinburgh City Centre by train (25 minutes) or via a regular bus service and access to the A1 and City Bypass is easy and straightforward, which combined with accessibility to Newcastle and the South by train or car adds to the appeal of this sought-after town.

## Fixtures and Fittings

The carpets, curtains, blinds and light fittings throughout (with the exception of the drawing room curtains, and the light fittings in the drawing room, sitting room and double bedroom 1). Together with the gas hob, oven, microwave, dishwasher, washing machine and American style fridge/freezer. The bike store, log store and garden shed are also included in the sale price. The property benefits from partial double glazing and gas central heating. The bike store, log store and garden shed are also included in the sale price.

## EPC Rating E

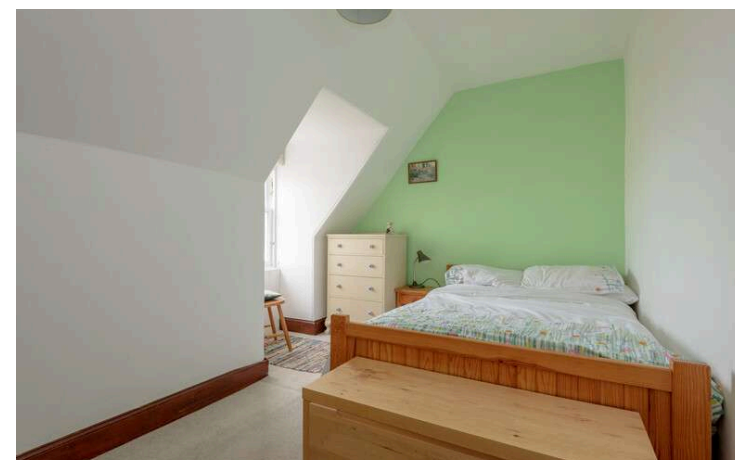
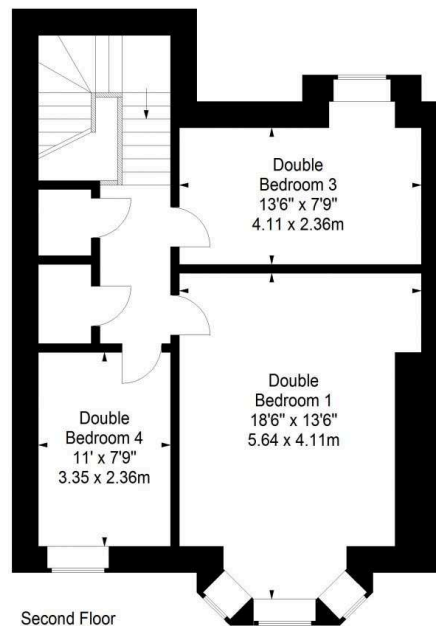
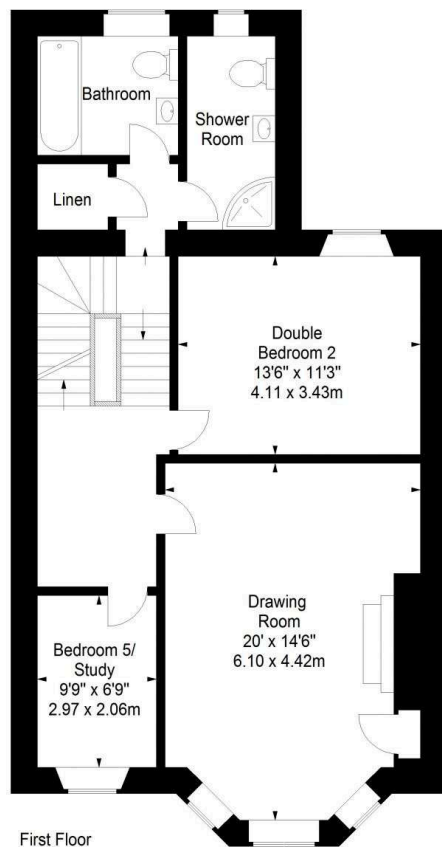
## Home Report

The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.





Approx. Gross Internal Area  
2219 Sq Ft - 206.15 Sq M  
(Including Store)  
For identification only. Not to scale.  
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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.