



Beachcote, Golf House Road
Dunbar, East Lothian, EH42 1LS

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SIMPSON & MARWICK

simpsonmarwick.com

Beachcote, Golf House Road

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Charming 4 bedroom detached house with a private garden, driveway parking and stunning sea views

- Beautifully presented, versatile accommodation with stunning sea views
- Sitting room with a bay window & open fire
- Bright sun room/family room opening to a paved terrace
- Spacious kitchen/dining room with integrated appliances
- Principal bedroom with en-suite bathroom
- Two further double bedrooms
- Bedroom 4/Home office
- Additional shower room
- Delightful garden & driveway parking
- Gas central heating & partial double glazing





DESCRIPTION

Peacefully located in a highly sought after location within the popular seaside town of Dunbar, Beachcote is a charming 4 bedroom Grade C listed detached house, built in 1871 for the Duke of Roxburghe as the original Dunbar Golf Clubhouse. It is situated in a fabulous position, a stone's throw from the beach, with stunning open sea views, whilst also being within easy walking distance of the High Street and an excellent range of local amenities. The train station, bus stop and A1 trunk road are within easy reach and provide excellent links to Edinburgh City Centre and Berwick.

The beautifully presented property offers well proportioned, versatile accommodation, arranged over two floors, with a host period features throughout and the additional benefit of delightful, well established garden grounds and driveway parking.

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

and good local Primary and Secondary schooling. The medical centre offers a choice of three G.P practices and there is also easy access to the East Lothian Community Hospital in Haddington and The Royal Infirmary in Edinburgh. 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.

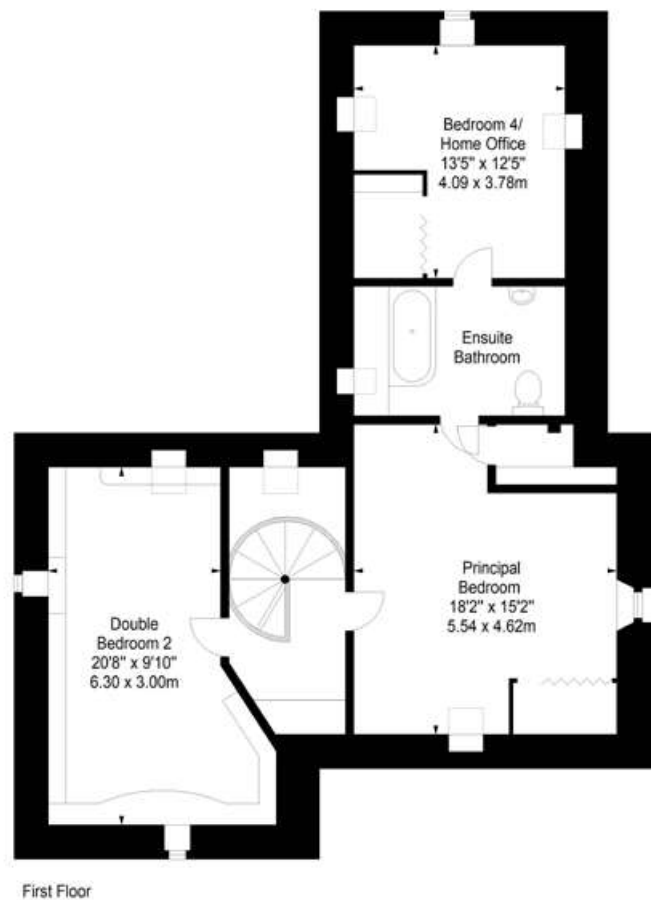
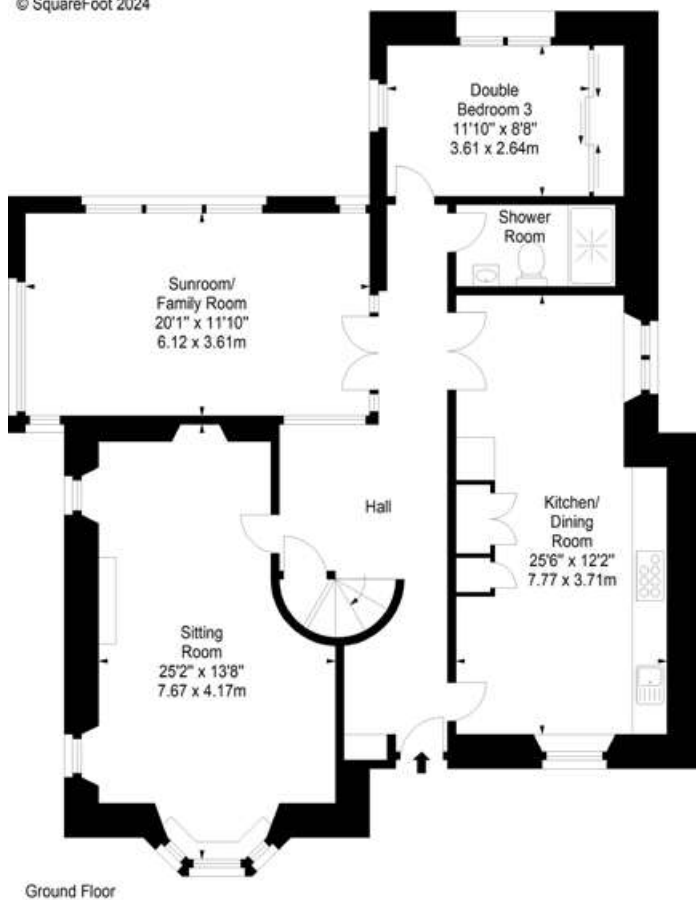
FIXTURES AND FITTINGS

All fitted carpets, fitted floor coverings, the range cooker and the dishwasher are included in the sale price. The curtains, blinds, light fittings and the fridge/freezer are available by separate negotiation.





Approx. Gross Internal Area
2127 Sq Ft - 197.60 Sq M
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. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.