

2 ROXBURGHE LODGE WYND

DUNBAR, EAST LOTHIAN, EH42 1LP

Ground-floor flat forming part of a sought-after development just a stone's throw from the beach in Dunbar, offering two bedrooms, a spacious reception room, a breakfasting kitchen, and a bathroom, plus access to a shared garden and private residents' parkin





CULLERTON'S

WELCOME TO CULLERTON'S THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



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2021-2022

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Presented with immaculate, modern interiors and neutral décor

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Property Name

2 Roxburghe Lodge Wynd

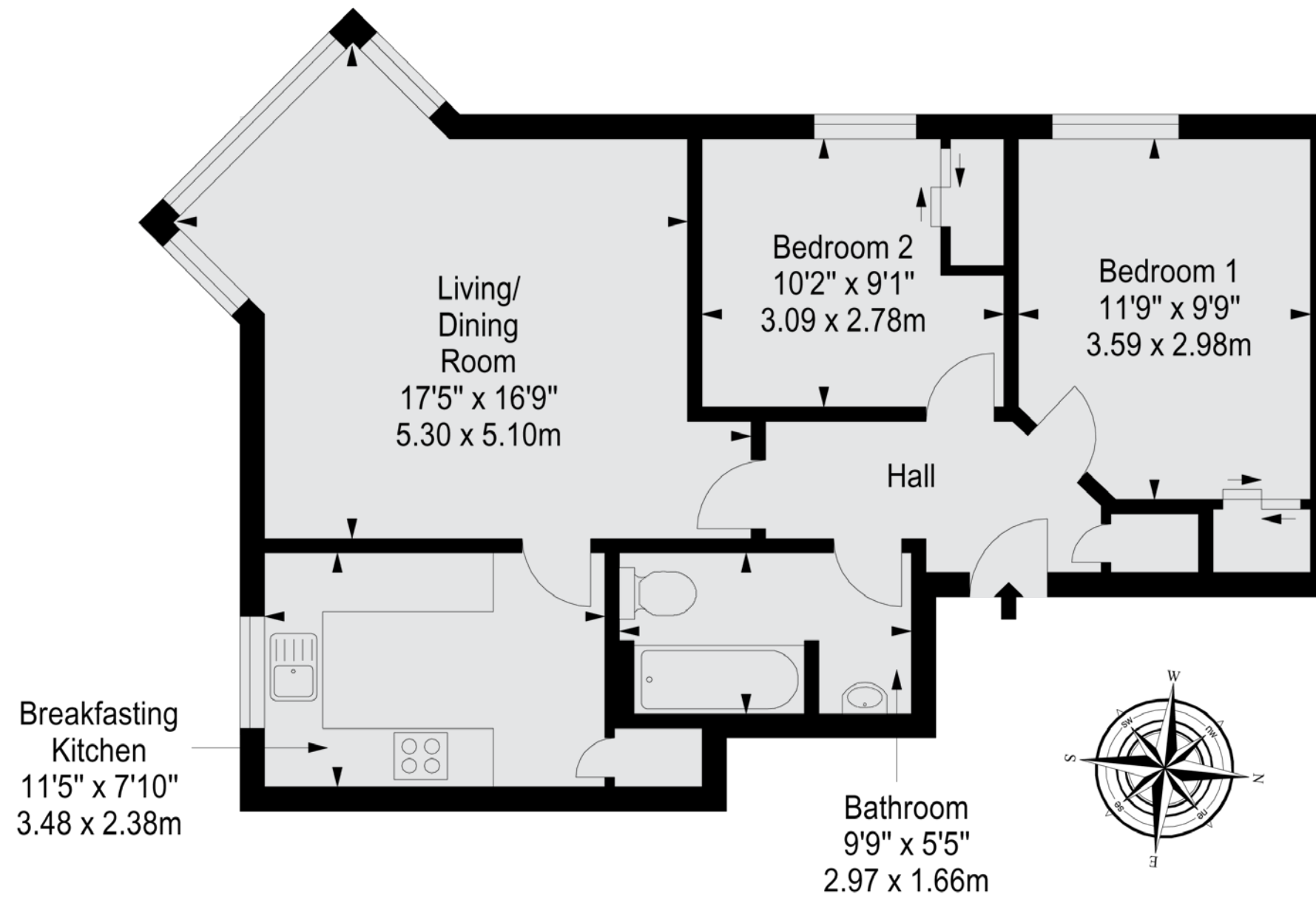
Location

Dunbar, East Lothian, EH42 1LP

Approximate total area:

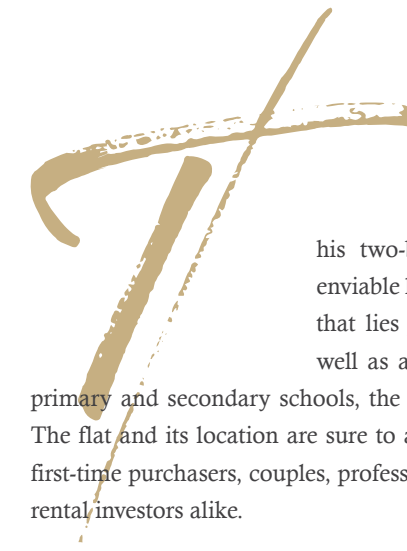
62.7 sq. metres (674.9 sq. feet)

 - Ground Floor



WELCOME TO

2 Roxburghe Lodge Wynd



This two-bedroom ground-floor flat enjoys an enviable location, forming part of a development that lies just seconds' walk from the beach, as well as a short stroll from the High Street, the primary and secondary schools, the train station, and lovely coastal walks. The flat and its location are sure to appeal to a wealth of buyers, including first-time purchasers, couples, professionals, young families, downsizers, and rental investors alike.

GENERAL FEATURES

- Ground-floor flat in Dunbar
- Forming part of a popular development a stone's throw from the beach
- Well-presented, modern interiors and neutral décor
- Home Report value - £235,000 | EPC Rating - C

ACCOMMODATION FEATURES

- Secure shared entrance and lift service
- Entrance hall with built-in storage
- Southwest-facing living/dining room with box window
- Attractive, modern breakfasting kitchen
- Two double bedrooms with built-in wardrobes
- Bathroom with shower-over-bath
- Gas central heating and double glazing

EXTERNAL FEATURES

- Access to shared garden
- Private residents' parking



*Welcome
inside...*

A secure shared entrance takes you to the flat's front door, where a hallway (with built-in storage) welcomes you into the home. Setting the tone for the attractive interiors to follow, the hall is decorated in crisp-white and fitted with a carpet for optimum comfort underfoot.

SPACIOUS AND ELEGANT RECEPTION ROOM

A southwest-facing living/dining room with box window



Occupying a generous footprint which allows for various configurations of furniture catering for both relaxation and dining, the reception room continues the presentation of the entrance area with the same décor and carpeting. A box window captures sunny southwest-facing light throughout the day, whilst a homely fireplace (with cosy stove inset) creates a warming focal point in the space.

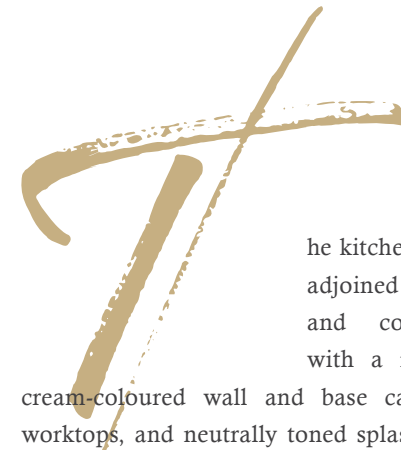




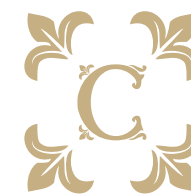


THE BREAKFASTING KITCHEN

*Modern,
well-appointed kitchen
with breakfast bar*



The kitchen is conveniently adjoined to the living room and comes appointed with a range of glossy, cream-coloured wall and base cabinets, spacious worktops, and neutrally toned splashback tiling. An oven, hob, and extractor hood are integrated, whilst a freestanding fridge/freezer and undercounter dishwasher are included in the sale. A breakfast bar caters for morning coffee, busy weekday breakfasts, and socialising while cooking.





FLAME
RETARDANT
METAL BACK

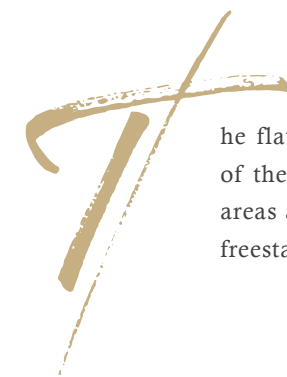
IMPORTANT
10 YEAR PARTS
GUARANTEE
0800 479 0771

2 YEARS



THE BEDROOMS

Tranquil sleeping areas for a restful night's sleep



The flat's two double bedrooms both further continue the understated, yet attractive presentation of the preceding accommodation with the same pared-back décor and plush carpets. The sleeping areas are both accompanied by built-in wardrobes with mirrored doors, maximising floorspace for freestanding bedroom furniture.

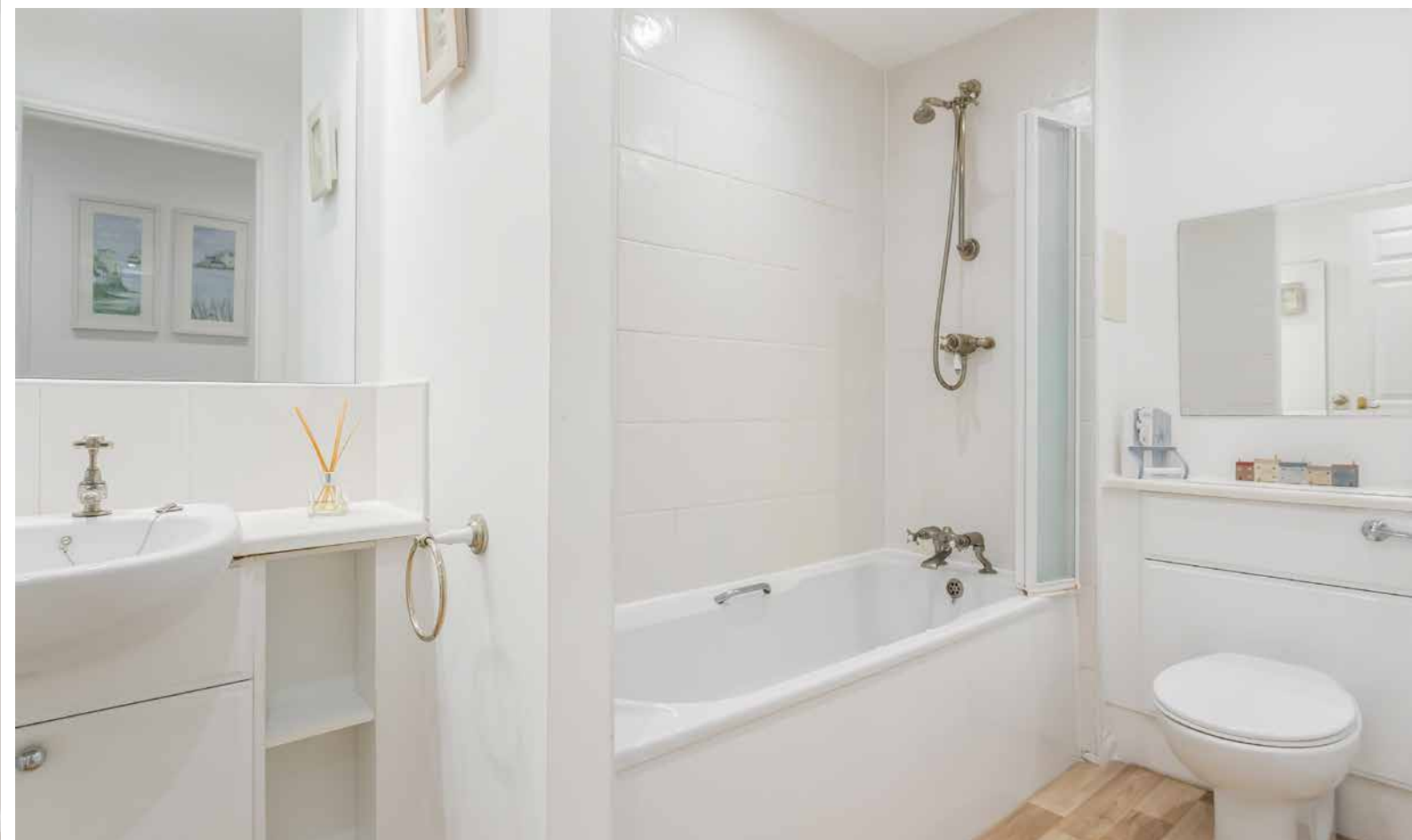


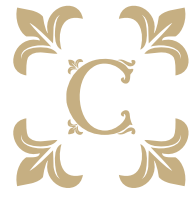


WELL-EQUIPPED BATHROOM

The bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a folding glazed screen, a basin set into storage with a large wall-mounted mirror and downlights, and a WC.

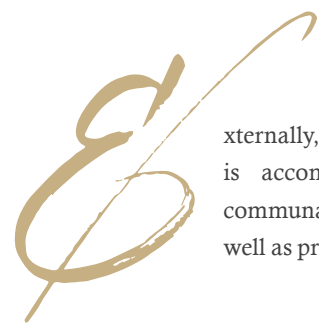
Gas central heating and double glazing ensure optimum comfort and efficiency all year round.





THE GARDEN & PARKING

*Shared gardens
and private residents'
parking*



Externally, the development is accompanied by well-kept communal garden grounds, as well as private residents' parking.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



DUNBAR

Offering record high sunshine hours, which could be spent on its beaches, John Muir Country Park and Nature Reserve, protected woodland areas or at the old working harbour





The property is situated just a few seconds' walk from the beach, and enviably close to the town centre, train station and schools. Dunbar offers record high sunshine hours, which could be spent on its beaches, John Muir Country Park and Nature Reserve, protected woodland areas or at the old working harbour. The town offers a lively High Street with award-winning shops including fresh produce and grocers, bakers, a bank, fine art galleries, coffee houses, restaurants, hardware shops, a florist, chemists, and a garden centre. On the outskirts of the town is a large supermarket, a large garden with a café, a children's soft play, a fast-food outlet, and a family restaurant. Its state-of-the-art Leisure Pool also offers a gym and other fitness classes. The town benefits from tennis courts, large sports grounds, two golf courses, an extreme water sport centre and a surf school. Dunbar is known for its outstanding schools, both at primary and secondary level and Belhaven Hill School offers private education. The town is very popular with families with a host of activities and groups for youngsters of all ages, including a music school, dance schools, a renowned science festival and various outdoor activities. Dunbar also hosts various cultural activities, including the CoastWord Festival, the International stone stacking championships and the Dunbar Art Trail. Dunbar is very well connected with fast and frequent trains heading north and south. A 20-minute train journey will take you to Edinburgh Waverley station. It also benefits from being on the East Coast line, giving swift access to London. For commuters, the A1 offers convenient and remarkably fast access to Edinburgh, Berwick and beyond.

SCHOOLS

State Schools:
Dunbar Primary, Dunbar
Grammar School

Independent Schools:
Belhaven Hill School

CULTURE

Dunbar Town House Museum & Gallery, John Muir Birth Place, Bleachingfield Community Centre, Fashion School, Dunbar Music School, CoastWord, Dunbar Street Art Trail and various art, culture, music and literature groups.

SHOPPING

A number of independent retailers on the high street, with a major supermarket on the outskirts

#1

SURROUNDED BY BREATH-TAKING LAND AND SEASCAPES

LOCATION



0.3 miles from
town centre

SPORTS



Dunbar Coastal Rowing Club, Dunbar Sailing Club, Dunbar Golf Course, Winterfield Golf Course, Dunbar Tennis Courts, Hallhill Sports Club, Dunbar Rugby Club, Dunbar United Football Club, Coast2Coast Surf School, Foxlake Adventures



TRANSPORT

Train Station –
Dunbar (0.5 miles)

Bus – X7, 106, 107,
N107, 253, 120

PARKS

John Muir Country Park and Nature Reserve, Lochend Woods, Belhaven Bay, East Beach, Dunbar Harbour, Lauderdale Park, Winterfield Park

FOOD & DRINK

Restaurants, Hotels, Takeaways, Delis, Pubs and Cafés nearby



MARK CULLERTON

THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

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THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



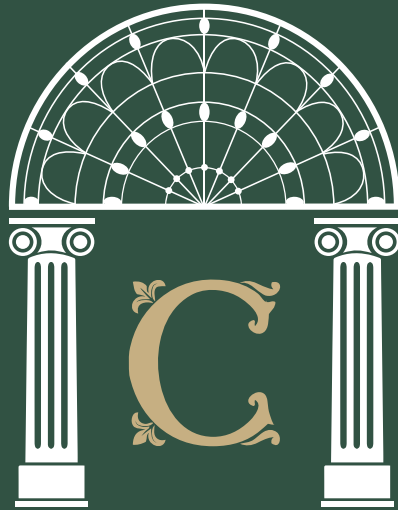
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud

to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.



CULLERTON'S

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.