



## 26 WILSON ROAD

Dunbar, East Lothian, EH42 1GH



2

Public Room



4

Bedrooms



2

Bathroom





# 26 WILSON ROAD

**Q**uietly situated in the desirable coastal town of Dunbar, this attractive detached house is complemented by private car parking for two cars and attached garage, and a secure garden, surrounded by leafy greenery and landscaped for easy maintenance.

The modern, well-presented interiors are perfectly suited to family living, offering the space and practicality of four bedrooms, two reception rooms, a breakfast kitchen, and multiple washrooms. The property's residential location is close to the A1, with the town centre, train station, and a primary school, all within walking distance. There is also high school education less than two miles away.



EPC  
RATING



COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**01620 893 481**

## Features

- Peaceful coastal town location
- Within walking distance of local amenities
- Tasteful modern interiors
- Spacious detached family home
- Airy entrance hall with convenient WC
- Bright living room with living-flame fire and garden access
- Versatile dining room with storage
- Bright breakfasting kitchen with garden access
- Master bedroom with storage and en-suite shower room
- Three further double bedrooms
- Family bathroom with shower-over-bath
- Secure, attractively landscaped rear garden
- Private double driveway and attached single garage
- Visitor car parking available
- Gas central heating and double glazing











Extras: All fitted floor and window coverings, light fittings and there is a hot tub (currently non-operational and requiring servicing and maintenance) included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: There is a factoring agreement in place with Trinity Factors, at an approximate annual charge of £140.



























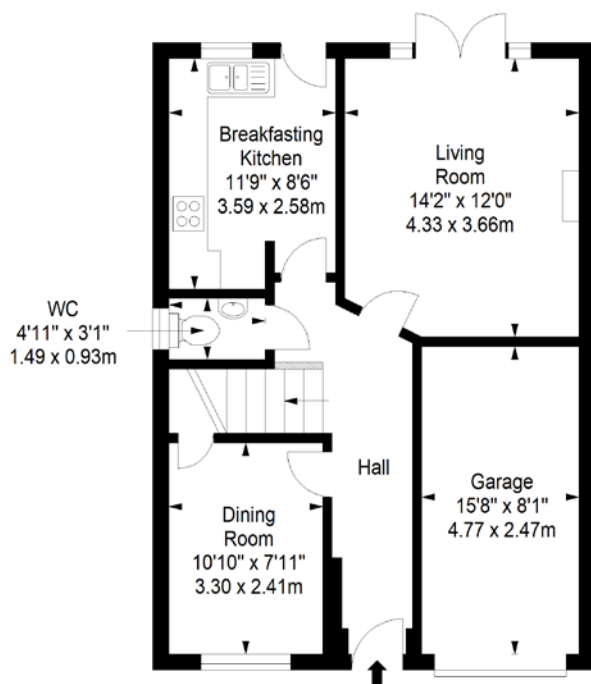
## DUNBAR

The historic seaside town of Dunbar enjoys a vibrant High Street and a growing community. Its excellent transport links (including regular trains taking you to the heart of Edinburgh within 20-minutes) have made this town the ideal place to enjoy the best of city, town, and country life. Dunbar is known to be one of the sunniest places in Scotland, so enjoying the breath-taking scenery of the outdoors couldn't be easier. There are two white sandy beaches to choose from, the renowned John Muir walkway and nature reserve, woodlands and breath-taking stone cliffs. The town itself offers a historic working harbour, a lively High Street with award-winning shops, including grocers, bakers, butchers, banks, 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 and another large garden centre. Its state-of-the-art Leisure Pool also offers a gym and fitness classes. The town benefits from tennis courts, large sports grounds, two golf courses, and an extreme water sports centre. Dunbar is known for its outstanding schools, both at primary and secondary level. A 20-minute train journey will take you to Edinburgh or Berwick-Upon-Tweed. For commuters, the A1 offers convenient access to Edinburgh, Berwick-Upon-Tweed, and beyond.

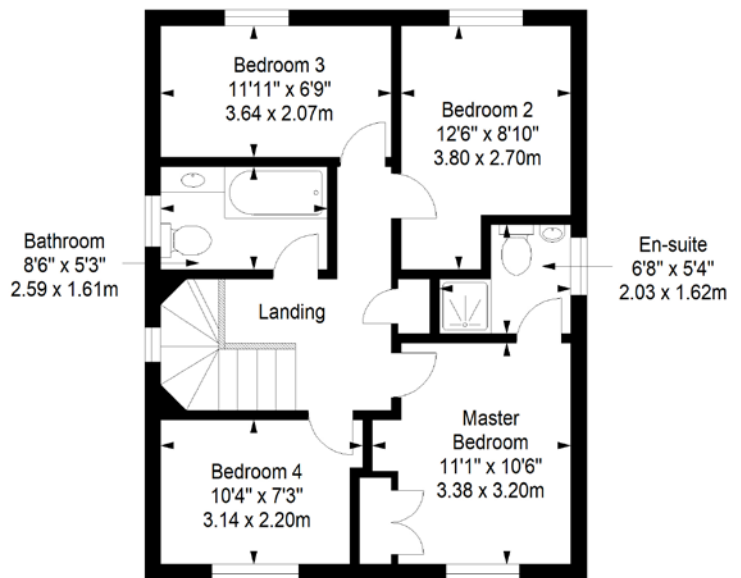


# FLOORPLAN

**Ground Floor**  
Approx. 59.5 sq. metres (640.5 sq. feet)



**First Floor**  
Approx. 53.7 sq. metres (578.0 sq. feet)



Total area: approx. 113.2 sq. metres (1218.5 sq. feet)

@gilsongrayprop 
 gilson gray property 
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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.