



GARDEN STIRLING BURNET

SUMMERFIELD LODGE, 61 BELHAVEN ROAD
DUNBAR, EAST LoTHIAN, EH42 1NW



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EPC
RATING

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COUNCIL
TAX BAND

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Complemented by a south-facing garden and private parking, this charming 19th-century (C-Listed) detached lodge offers light-filled interiors, with appealing opportunities for upgrades and, therefore, personalisation by the new owner. The spacious and highly versatile home, illuminated by characterful twelve-pane windows on the ground floor, includes three bedrooms, a shower room, a second WC, and multiple reception rooms. It is desirably situated in the coastal town of Dunbar, less than an hour's commute from the capital and within walking distance of central shops, the train station, and local schools.

An entrance hall flows into a bright living room, equipped with storage and featuring a neutral decorative finish, complemented by modern wood-toned flooring that extends into the adjoining south-facing sunroom. Highlighted by feature stonework and affording access to the garden, the sunroom forms another spacious reception area for relaxation or dining. Also reached from the hall is a south-facing kitchen featuring modern white cabinets integrated with an electric hob and double oven, along with space for additional appliances. A wood-toned floor continues here, and a traditional ceiling-hung clothes pulley also features.

FEATURES

- Charming 19th-century detached lodge in coastal Dunbar
- C-Listed (VAT exempt for building material) and outside a conservation area
- Versatile interiors with scope for upgrades
- Entrance hall
- Bright living room (with storage) linked to:
- Generous sunroom with garden access
- Sunny modern kitchen
- Triple-aspect principal bedroom
- Second double bedroom (with storage)
- Bright wet-room
- Attic level with double bedroom, family room, and WC
- South-facing garden
- Two private parking areas
- Gas central heating and partial double glazing





Completing downstairs are two double bedrooms and a bright wet room. The generous principal bedroom benefits from a triple aspect, wood-toned flooring, and an elegant arched display recess. The second bedroom, with fitted storage and a focal fireplace, is accessed from the living room and faces south, making it an ideal option for a bright, formal dining room. A statement spiral staircase affords access to the attic level, where a sunny family room (or peaceful study area) leads to the third double bedroom, which enjoys a new skylight, a wood-toned floor, and a convenient adjacent WC.

Opposite the property, at the south-facing rear, is a garden ripe for landscaping. There are also two private parking areas, one accessible via a shared access road.

Extras: The property is sold as seen.
Please note that some of the rooms have been virtually staged using actual photographs of the rooms.



Virtually renovated by Property Studios





Dunbar

Welcome to Dunbar, a vibrant town on the breath-taking East Lothian coast, boasting white sandy beaches, John Muir Country Park, protected woodland areas, a train station and an old working harbour. The town boasts a lively High Street with award-winning shops including fresh produce and 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, garden centre and fast-food outlet. Its state-of-the-art Leisure Pool also provides a gym and other fitness classes. The town benefits from tennis courts, large sports grounds, two golf courses and an extreme water sport centre. Dunbar is known for its outstanding schools, both at primary and secondary level. Prestigious private education is also on offer. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.







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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

