

COULTERS[©]

13 GRAHAME PLACE

DUNBAR, EAST LOTHIAN, EH42 1EG

 4 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in a small residential development within easy walking distance of the train station, beaches, High Street and schools. 13 Grahame Place is a well maintained bright detached house with large windows flooding the rooms with light, and an appealing layout.

The sheltered and sunny rear garden is enclosed and provides an outside kitchen area, various spaces to sit and enjoy the open aspect and a useful potting shed/studio. A driveway and integrated garage will add to the appeal.

KEY FEATURES

-  Bright detached home in sought after location
-  Sunny enclosed garden
-  Within a short walk of amenities & beach
-  Four double bedrooms, main one with ensuite
-  Driveway and integrated garage
-  Small development with open outlook



The accommodation comprises - welcoming hallway; generous sitting room with wood burning stove and doors to garden; kitchen/dining room with an excellent selection of fitted units and ample room for a dining table, doors lead directly to the garden; cloakroom with WC. The property benefits from plenty of storage throughout including a useful laundry drying room and larder. Upstairs there is a large landing/study area and four double bedrooms, a family bathroom and an en suite to the principal bedroom.

Gas central heating and double glazed throughout.





THE LOCAL AREA

Dunbar is a picturesque, historic coastal town in East Lothian surrounded by beautiful countryside and expansive beaches. With a real sense of community, the vibrant and award-winning high street has a wide array of independent retailers, popular restaurants, chemists, a post office, convenience stores, and opticians.

Recreational opportunities include Dunbar Leisure Centre with a swimming pool, flumes, and fitness classes; beautiful beach and cliff top walks; the John Muir Country Park and two golf courses. Families will love East Links Family Park, Coast to Coast surf school, and Foxlake Adventures.

Well-regarded local schooling includes Dunbar Primary School and Dunbar Grammar School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

Dunbar Railway Station provides direct routes to Edinburgh, London and Aberdeen. There is easy access to A1 making Edinburgh easily accessible by car, and bus.

Coulters local tip: Take a wander down by the harbour where the picturesque remains of Dunbar Castle still stand, overlooking the sea beyond.

EXTRAS

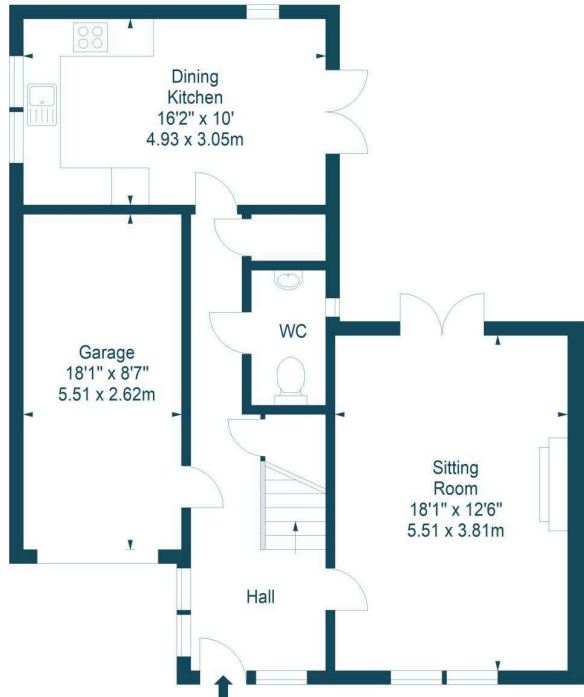
All integrated appliances, blinds and light fittings are included in the sale. Curtains are excluded from the sale.



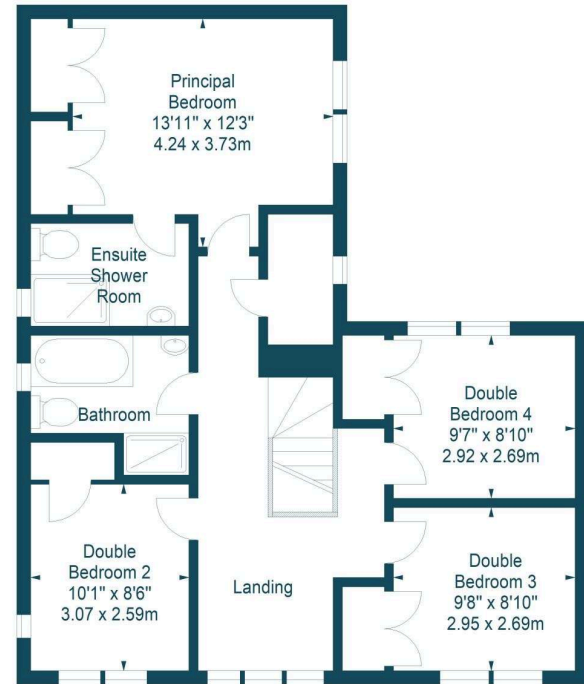
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Dunbar,
East Lothian, EH42 1EG



Approx. Gross Internal Area
1547 Sq Ft - 143.72 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.