



Kilmaide

45 BELHAVEN ROAD, DUNBAR EH42 1NG

Property
PARIS STEELE

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A traditional, character filled property in the heart of Belhaven, Dunbar.



PROPERTY DESCRIPTION

This outstanding traditional sandstone detached property in Dunbar, spanning 2,491 square feet, is sure to captivate. With an array of period features, it exudes timeless charm and character whilst plentiful natural light, space, and tasteful interiors, create an inviting atmosphere for family living. As you approach, you can't fail to be impressed by its red sandstone façade, nestled behind a gated front garden and driveway. This charm continues into the entrance vestibule and hallway, where original geometric floor tiling sets a welcoming tone and hints at the history within. To your left, the elegant sitting room, accessed through a four-panel oak door, impresses with bay windows, exquisite corning, working shutters, a built-in cupboard, and an open fireplace nestled in a striking mantle and hearth. A neutral décor highlights these original period features, creating a warm and inviting ambience. Continuing through the residence, you pass a versatile family room featuring an original fireplace and intricate corning before arriving at a light-filled south-facing dining kitchen overlooking the rear garden. Achieving both a modern and heritage style, the kitchen with a flexible walk-in workshop, boasts under-base-lit white wall and floor units, wood-effect worktops, a mosaic-tiled splashback, and freestanding appliances. A living flame fireplace adds a cosy feel, ensuring this room is enjoyed year-round. Adjacent to the kitchen lies a useful and good-sized utility, WC and a well-appointed conservatory - Offering panoramic southerly garden views and direct access this is a wonderful place for peace and relaxation.

There is also a Workshop room which has the potential to be repurposed as a bathroom, small study space, or kitchen storeroom.

Ascending the carpeted staircase adorned with a carved oak banister, you pass an eye-catching arched window with a decorated-glass trim before arriving at the first-floor home to four light and airy double bedrooms. The principal bedroom, with its bay windows, corning, and marble feature fireplace, serves as a delightful retreat with generous proportions and a serene colour palette. The three additional bedrooms, two with feature fireplaces, share a similar footprint and stylish finish, with each providing access to a family bathroom equipped with a WC, washbasin, and bath with a wall-mounted shower.

Externally, the rear garden is beautifully maintained, featuring a neat lawn, manicured hedges, and pretty, flowering borders, creating a peaceful and picturesque outdoor sanctuary. Two ample-sized storage buildings and a coal cellar are accessed from the garden along with the detached garage.

FIXTURES & FITTINGS

To be included in the sale: All floor coverings, light fixtures, and all blinds and curtains within the house and conservatory. Integrated dishwasher and fridge. Stand-alone Cannon gas cooker with four burner hob. Available by separate negotiation: Upright Fridge-Freezer in the utility room. 2-seater, 3-seater and armchair in the Sitting Room, 2-seater sofa in the Living Room, and 2-seater sofa in the conservatory.



PROPERTY FEATURES

- Four-bedroom detached property
- Period details including original fireplaces
- Elegant sitting room
- Versatile family room
- South-facing dining kitchen with utility
- 3 ground floor and 1 upper landing store cupboards
- Partially floored loft space
- Guest WC
- South-facing conservatory
- Front and rear gardens
- Driveway, garage, coal store, and two further stores
- Double glazing
- Gas Central Heating
- EPC - E
- Council tax band - G

DUNBAR

Thirty miles east of Edinburgh, Dunbar is a picturesque, friendly, and historic East Lothian coastal town.

The award-winning high street is perfect for daily shopping needs and boasts an array of independent retailers, galleries, cafés, restaurants, bars, and convenience stores along with a post office, chemists, and opticians. On the outskirts of town is a large ASDA supermarket and garden centre.

For recreational pursuits, the town has a popular leisure centre complete with a swimming pool, flumes, and fitness classes. There are of course wonderful coastline and countryside walks to enjoy as well as access to the John Muir Country Park and two acclaimed golf courses. East Links Family Park and Foxlake Adventures are fantastic destinations for all ages.

There is well-regarded local schooling including Dunbar Grammar. Additionally, private schooling is available at nearby Belhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh.

Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



**Kilmaide,
Belhaven Road,
Dunbar,
East Lothian, EH42 1NG**



Approx. Gross Internal Area
2491 Sq Ft - 231.41 Sq M
Garage, Stores & Coal Cellar
Approx. Gross Internal Area
484 Sq Ft - 44.96 Sq M
For identification only. Not to scale.
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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.