



# 51 Wilson Place

DUNBAR, EAST LoTHIAN, EH42 1GG

Property  
**PARIS STEELE**

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Versatile, bright and well-presented four bedroom home in coastal Dunbar.



## PROPERTY DESCRIPTION

Set on a generous cul-de-sac plot within a desirable Dunbar residential development, this four-bedroom detached villa offers versatile, bright, and well-presented accommodation, complemented by a delightful rear garden. Opening into an elegant hallway adorned with handsome wooden flooring and a statement accent wall you move through to a light-filled sitting room. Boasting box bay windows overlooking the rear garden, wooden flooring, and a living flame fireplace, this tastefully decorated space which also opens to the garden is the perfect place for day-to-day living.

Adjacent lies a bright and modern breakfasting kitchen. U-shaped in design it features cream wall and floor units, granite worktops, and a tiled splashback. Integrated appliances include a gas hob, extractor hood, and oven. From here you move seamlessly through to the sizeable conservatory. With charming garden views and offering access to the front and rear of the property, this is an enviable living and reception area that further enhances the appeal of the home. Completing the ground floor is a guest WC and a versatile dining room that enjoys an abundance of natural light thanks to its south-westerly orientation.

Ascending to the first floor and the south-west-facing principal double bedroom with its en-suite shower room is a comfortable and bright retreat. Three additional double bedrooms also lie on this floor and share access to a well-appointed bathroom equipped with a shower over bath, hidden cistern WC, and washbasin built into vanity. Externally there is a charming enclosed rear garden that thoughtfully combines paving and decorative stones with carefully considered plants and shrubbery. Off-street parking is provided for by the shared driveway, private gated driveway and integral garage.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and integrated oven, hob and extractor hood will be included in the sale.



## PROPERTY FEATURES

- ❑ Four-bedroom detached villa
- ❑ Spacious sitting room to the rear
- ❑ Breakfasting kitchen
- ❑ Sizeable conservatory
- ❑ Versatile south-west-facing dining room
- ❑ Four bedrooms, one with en-suite
- ❑ Family bathroom and guest WC
- ❑ Well-presented rear garden
- ❑ Gated driveway and integral garage
- ❑ Double glazing
- ❑ Gas Central Heating
- ❑ EPC - C
- ❑ Council tax band - D

## 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 Bellhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh.

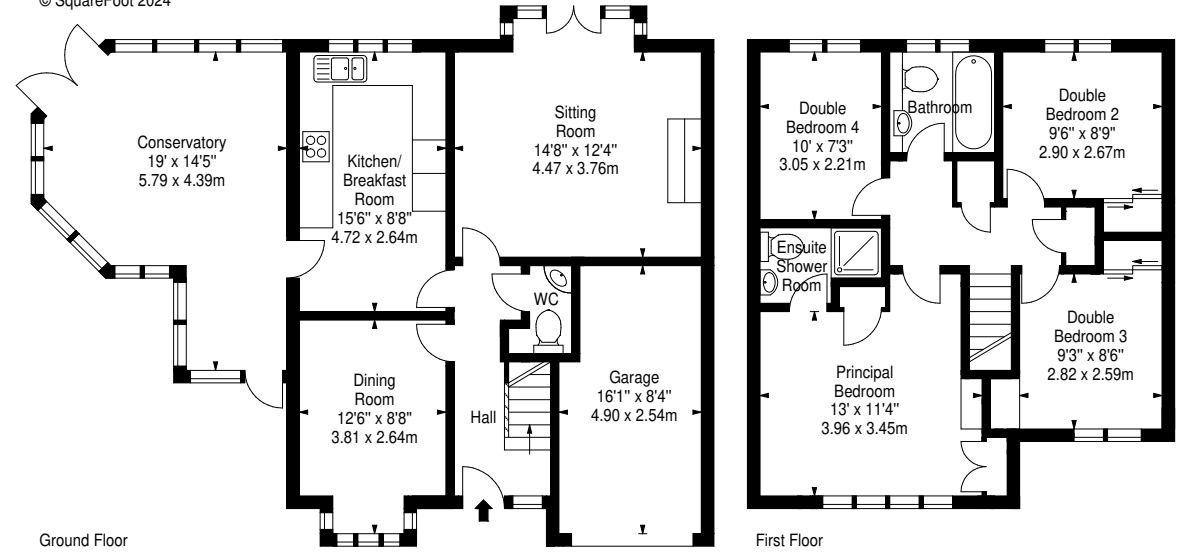
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



**Wilson Place,  
Dunbar,  
East Lothian, EH42 1GG**



Approx. Gross Internal Area  
1359 Sq Ft - 126.25 Sq M  
Garage  
Approx. Gross Internal Area  
129 Sq Ft - 11.98 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](http://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](mailto: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.