





Dunbar

Shore Road Dunbar

Independent Estates



Directions

Travelling south via A1 exit for Dunbar and follow signage. Entering Dunbar travel past Belhaven Holiday Park and take your first left onto Shore Road. Continue to shore and the cabin is located on your right.

Viewing

Strictly by appointment via Independent Estates

Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

Rooms

Kitchen	2.46m x 1.69m	Lounge	4.69m x 3.00m
Bedroom One	2.88m x 2.48m	Bedroom Two	2.91m x 2.01m
Shower Room	1.86m x 1.68m		

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

Independent Estates are delighted to offer this detached chalet situated overlooking the beautiful Belhaven bay nature reserve and the Winterfield golf course. The bay is one of Scotland's most stunning beaches and premier surf and wind kite locations, as well as being a haven for bird life and nature. On your doorstep you have a golf course a surf school and nature reserve with a stunning beach to walk, picnic, swim, bike and just enjoy. There's a lovely clifftop path back to Dunbar (one mile) and in the other direction the costal walk leads you to North Berwick passing many glorious coves, beaches and Tantallon Castle. Subsequently the area is extremely popular with outdoor pursuit enthusiasts and nature lovers, and in the winter months is a Mecca for catching sight of the northern light (weather permitting) It equally would make an ideal investment property to take advantage of the lucrative holiday letting possibilities unlocked by the increasing popularity of AirBnB.

The accommodation comprises: Entrance to the rear of property gives access to kitchen with side facing window, fitted storage, electric hob and washing machine. Leads to central side facing lounge area with storage. Rear facing bedroom with fitted storage. Bedroom two is front facing again with fitted storage. Front facing shower room comprising low flush wc, wash hand basin, shower cubicle and tiled walls.

Generous paved patio surround property with abundance of built in storage and seating.



Offers Over £150,000