

COULTERS®

# ELTHAM, PARK AVENUE

DUNBAR, EH42 1BH

 4 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

A charming detached period home situated in a sought after residential area within the popular seaside town of Dunbar. Belhaven Bay, Winterfield Park and tennis courts, as well as the train station and High Street are all within easy walking distance.

There are delightful mature gardens to the rear which also house a large garden studio with toilet and sink, there is also space for a shower should a buyer wish to install. This appealing space could be used in a variety of ways to suit a buyers needs.

## KEY FEATURES

 Charming detached period house

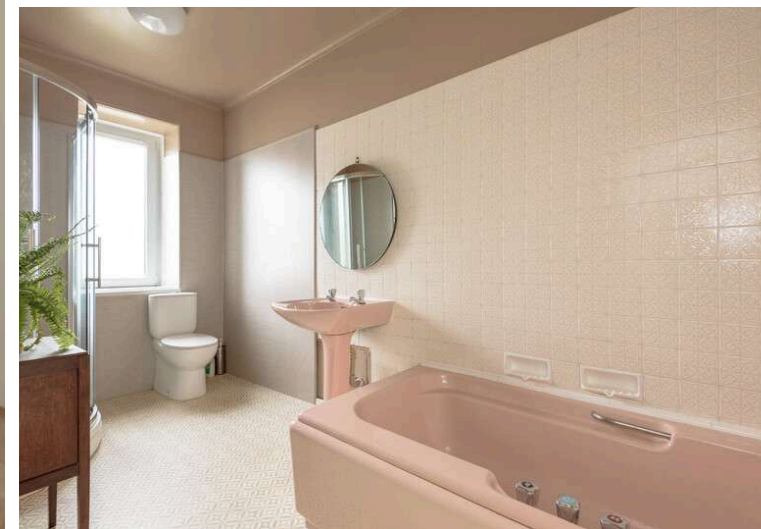
 Large mature garden to rear

 Sought after residential area

 Four double bedrooms

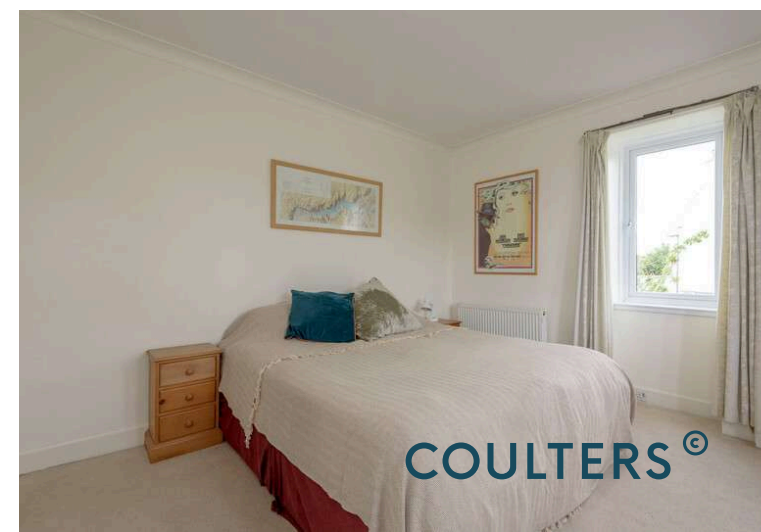
 Unrestricted on street parking

 Large garden studio suitable for a variety of uses



The accommodation comprises; welcoming hallway with staircase to first floor, sitting room with a double aspect and fireplace providing an attractive focal point, kitchen/dining room with an excellent selection of fitted units, ample room for a large table and sliding doors lead directly to the garden, useful utility/larder and a double bedroom.

On the first floor there are three further double bedrooms, a study/walk in store and a family bathroom with separate shower.





## 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, water pursuits with Ocean Vertical, 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.

## EXTRAS

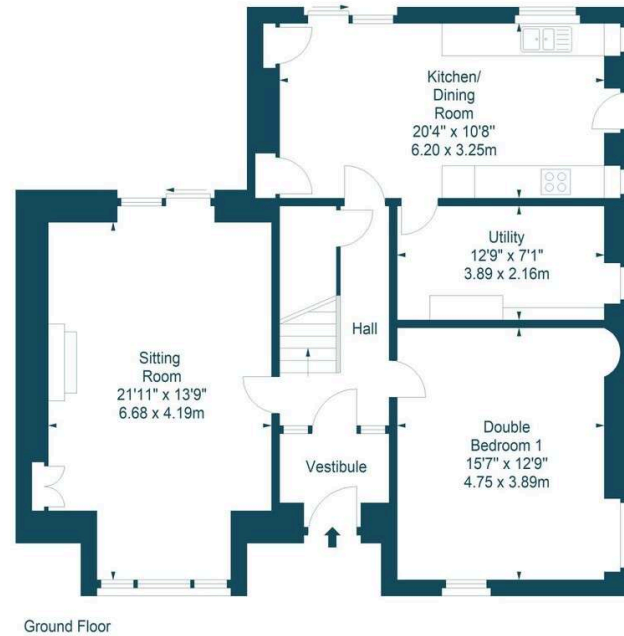
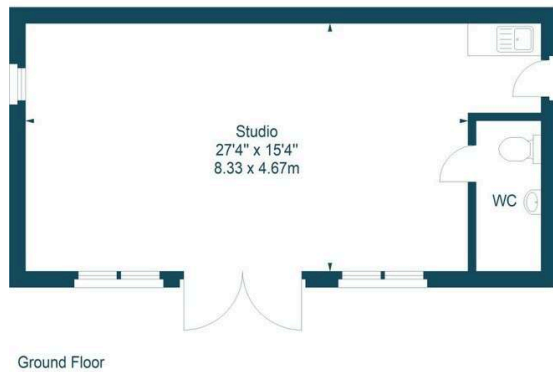
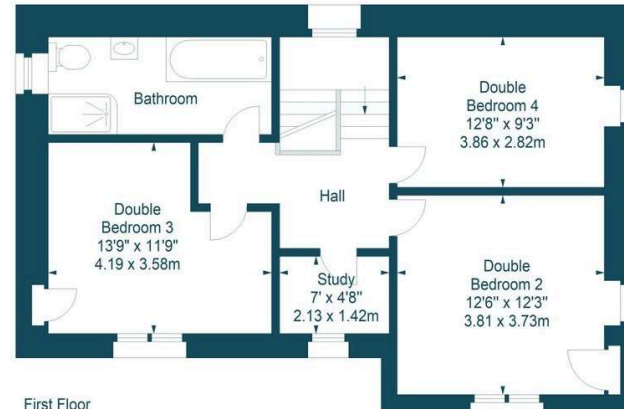
All blinds, light fittings, fitted flooring and integrated appliances are included in the sale.  
Location



Eltham,  
Park Avenue,  
Dunbar,  
East Lothian, EH42 1BH



Approx. Gross Internal Area  
1658 Sq Ft - 154.03 Sq M  
Studio & Store  
Approx. Gross Internal Area  
590 Sq Ft - 54.81 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.