

COULTERS<sup>©</sup>

# 57 BAYVIEW CIRCUS

DUNBAR, EH42 1ZT

 5 BED  3 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

A superb five bedroom detached family home forming part of a modern Cala development located within easy walking distance of Belhaven Bay and within easy reach of an excellent range of local amenities.

The property offers bright and spacious family accommodation with modern decoration throughout, and benefits from a large landscaped rear garden with private outlook.

The development is factored by Ross & Liddell with an approximate annual fee of £192.00.

## KEY FEATURES



Detached family home



Five bedrooms (two with ensuite)



Private enclosed garden to the rear



Driveway and garage



Within a short walk of all local amenities



Close to Belhaven Bay



The accommodation comprises; welcoming entrance hallway; ground floor WC; light and airy kitchen/dining/family room with Island providing additional storage, induction hob, eye level double oven and bi-folding doors to the rear garden; separate utility room with direct access to the garage and rear garden; sitting room with windows to the front.

On the first floor the principal bedroom comprises fitted wardrobes, and en-suite shower room, there are three further double bedrooms one with an en-suite and all with fitted wardrobes, and bedroom 5/study. A family bathroom with three piece suite and separate shower cubicle completes the accommodation.







## 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.





Bayview Circus,  
Dunbar,  
East Lothian, EH42 1ZT



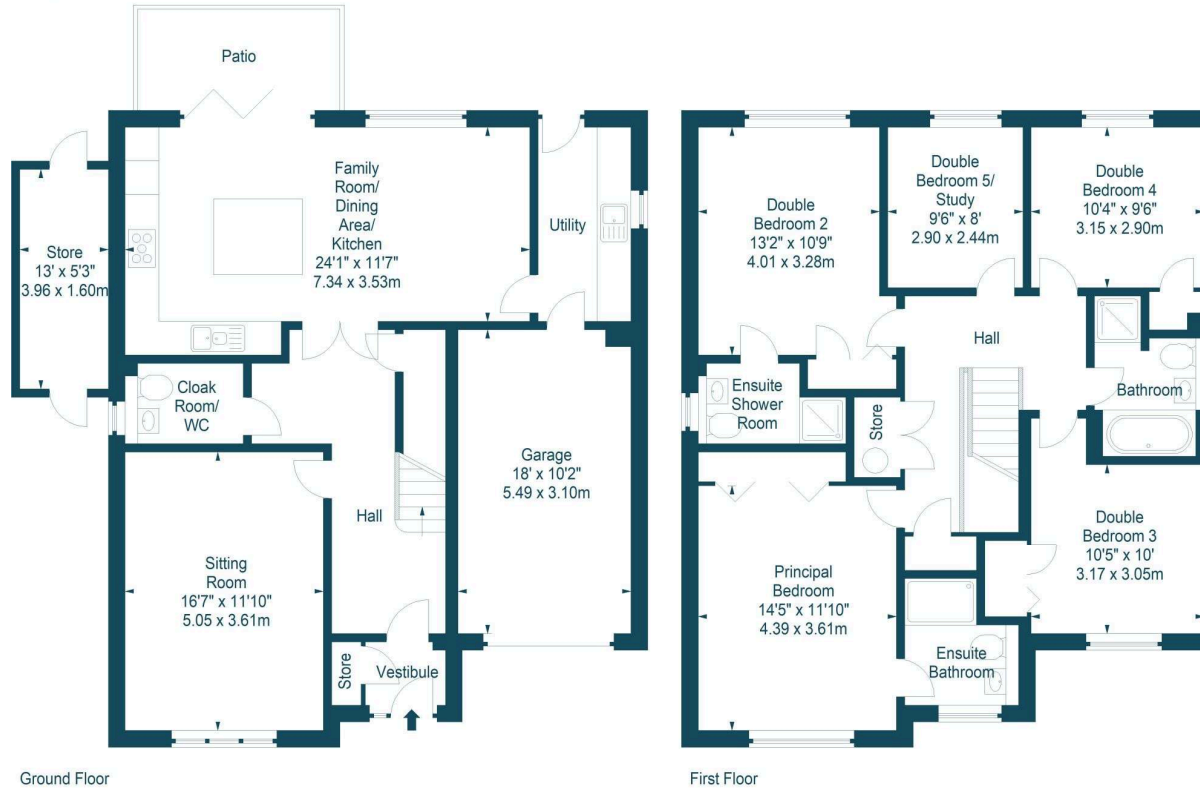
Approx. Gross Internal Area  
2008 Sq Ft - 186.54 Sq M  
(Including Garage)

Store

Approx. Gross Internal Area  
68 Sq Ft - 6.32 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.