


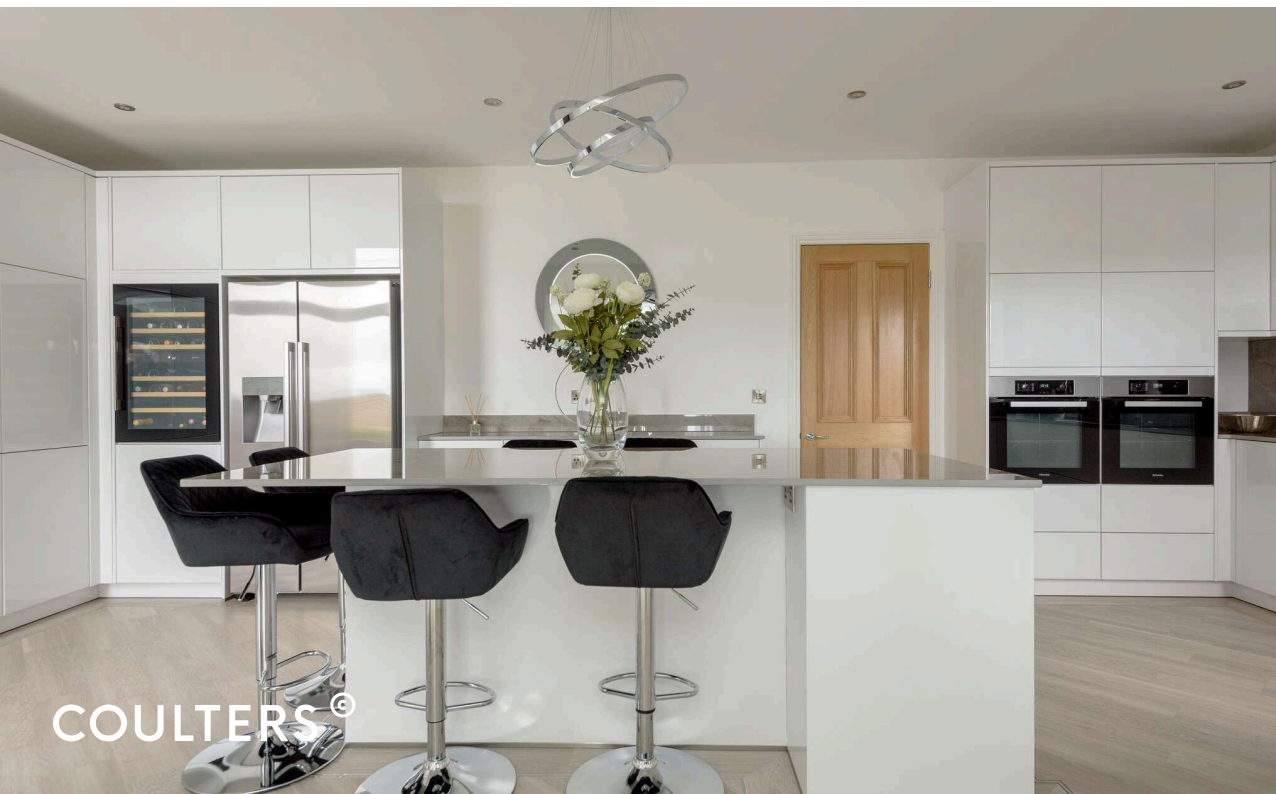


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9 MARINE ROAD

DUNBAR, EAST LoTHIAN, EH42 1AR

 5 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

9 Marine Drive is an exceptional five-bedroom family home, beautifully refurbished to an outstanding standard throughout. This impressive property effortlessly blends charming traditional features with sleek modern finishes and high-quality appliances.

Occupying a prime position, it enjoys breath-taking open sea views to the front and a peaceful outlook over the golf course to the rear. The property has been thoughtfully upgraded, featuring solid wood doors and double glazing throughout.

KEY FEATURES



Exceptional family home



Five double bedrooms



Private landscaped garden to the rear



On street parking



Within a short walk of all local amenities



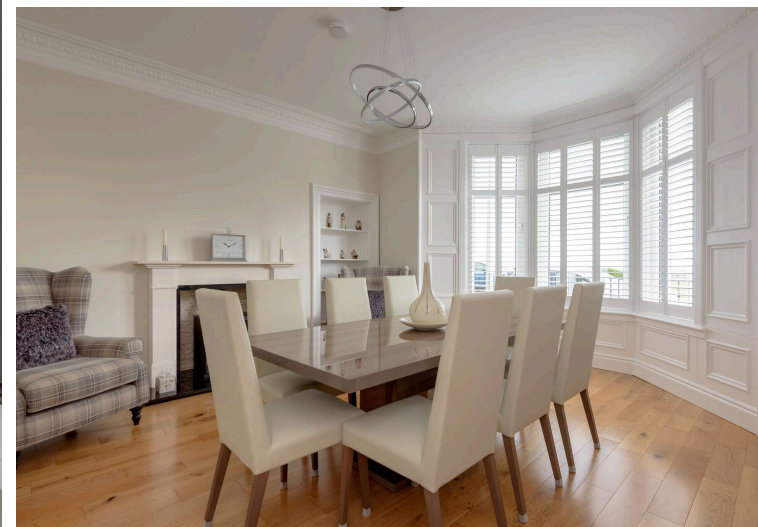
Spectacular sea views



EPC Rating - D



Council Tax Band - F



Set over three spacious levels, the accommodation comprises;
On the ground floor an entrance vestibule leads into a welcoming hallway with built-in under-stair wine cellar and WC; a dining/family room which benefits from a wood-burning stove, fitted blinds, and an open outlook.

The heart of the home is the stunning open-plan kitchen/dining/family room, complete with stylish Dekton worktops, a large breakfast bar perfect for entertaining, extensive additional workspace with a five-ring induction hob, two eye level ovens, a wine fridge, Quooker tap and an American-style fridge/freezer. There is also a separate utility room.



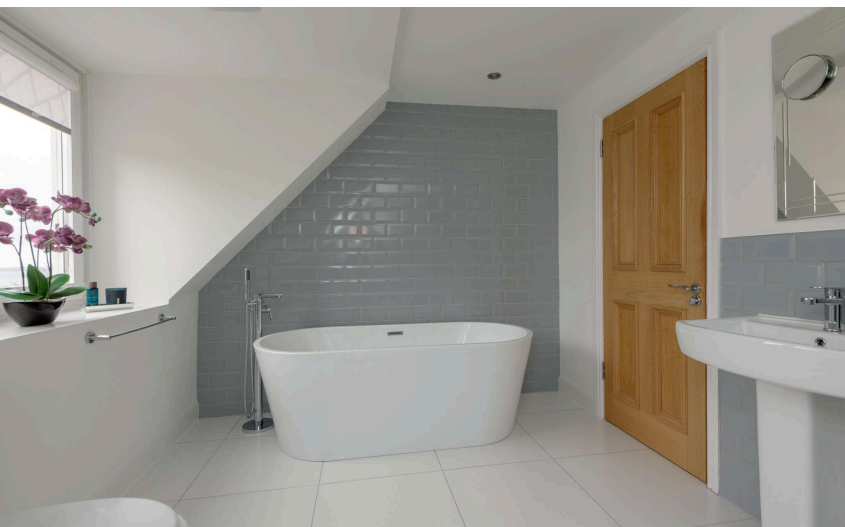


MORE INFORMATION

The first floor features an elegant sitting room, with a bay window framing magnificent open sea views. There are three double bedrooms on this level, all with fitted blackout blinds and open aspects, two of which include built-in wardrobes. A modern family shower room completes the first-floor accommodation.

On the top floor the principal bedroom is generously proportioned, boasting exceptional sea views and a fully fitted separate dressing room. An additional double bedroom and a spacious family bathroom with a separate shower complete this floor.

The rear garden has been expertly landscaped to maximise its sunny west-facing position. It features a tiled patio, composite decked area, low-maintenance artificial lawn, side access, two sheds, and a gate providing direct access towards the park.





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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.

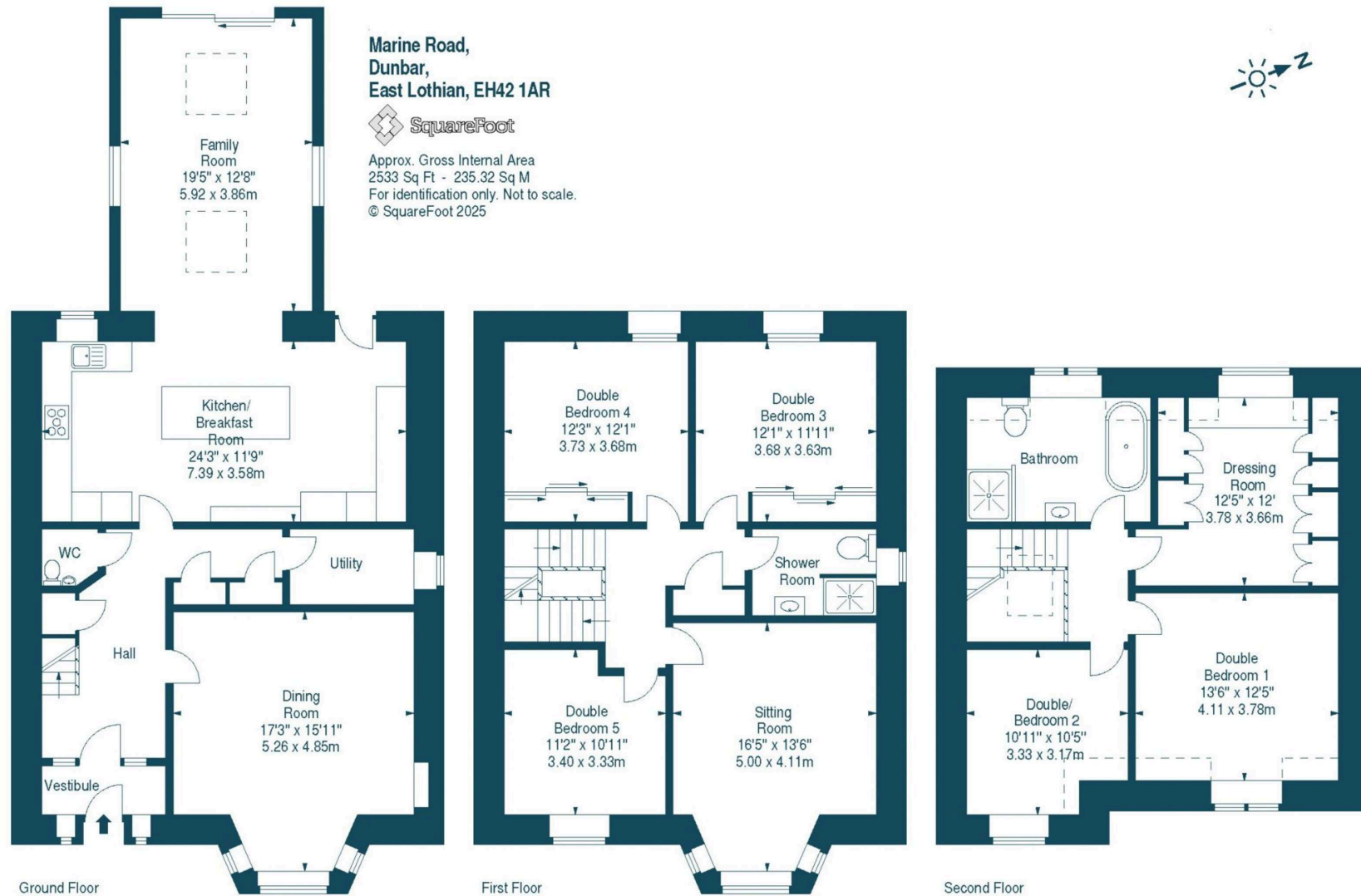
Recreational opportunities include Dunbar Leisure Centre with a swimming pool, flumes, and fitness classes; beautiful beach and cliff top walks; the John Muir Country Park and two golf courses. Families will love East Links Family Park, water pursuits with Ocean Vertical, and Foxlake Adventures.

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.





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01620 671 837



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.