

COULTERS[©]

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4 KNOCKENHAIR HOUSE

DUNBAR, EAST LoTHIAN, EH42 1BA

 3 BED  1 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Forming part of the historic Knockenhair House; an impressive B Listed mansion perched on one of the highest points in Dunbar, this stunning maisonette enjoys commanding views of the surrounding countryside, coastline and golf course.

KEY FEATURES



Maisonette forming part of a historic mansion



Three double bedrooms



Private enclosed garden with summer house



Off street parking and garage



Within a short walk of all local amenities



Spectacular sea views



EPC Rating - D



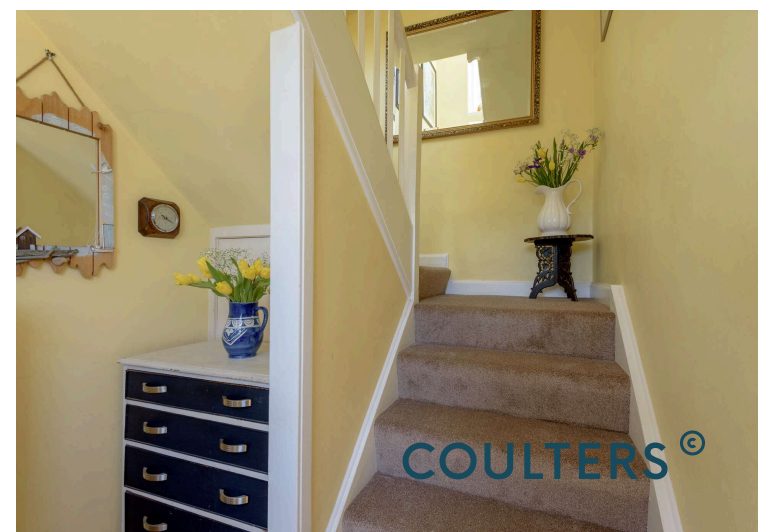
Council Tax Band - E





The property comprises, welcoming entrance vestibule with stair case which leads to the first floor; bright and spacious dining room with original open fire place and exceptional views over the golf course; dining kitchen with a wide selection of fitted units and integrated appliances; principal bedroom with fitted wardrobes and original fire place; bathroom with three piece suite and separate shower room.

On the second floor there are two further double bedrooms, a WC, and a sitting room with bay window offering spectacular sea views over the golf course towards the Bass Rock and North Berwick Law. There is also a wide selection of useful and accessible eaves storage cupboards.





MORE INFORMATION

Knockenhair House was originally designed in 1907 by renowned Arts and Crafts architect Robert Weir Schultz for Sir Reginald Wingate, the house has a rich heritage. Following Sir Wingate's passing, the property was gifted to the council and later sympathetically converted into four exceptional residences.

No. 4 Knockenhair offers a unique opportunity to own a beautifully appointed home with breathtaking open views of the coast. The property is further enhanced by a generous private garden featuring mature trees, a charming summer house, a greenhouse, and a wooded area perfect for enjoying the peaceful surroundings.

The property benefits from off-street parking and a private garage. It has a combination of single glazed Sash and Case windows with secondary glazing, and Electric heating.









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

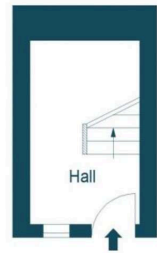
All fixtures fittings, fitted window coverings except for sitting room and downstairs bedroom curtains, floor coverings, and integrated appliances are included in the sale.

HOME REPORT VALUATION: £415,000

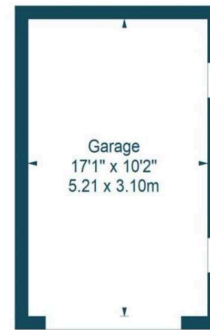
**Knockenhair House,
Knockenhair Road,
Dunbar,
East Lothian, EH42 1BA**



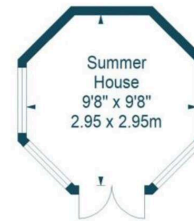
Approx. Gross Internal Area
2029 Sq Ft - 188.49 Sq M
Garage & Summer House
Approx. Gross Internal Area
254 Sq Ft - 23.60 Sq M
For identification only. Not to scale.
© SquareFoot 2025



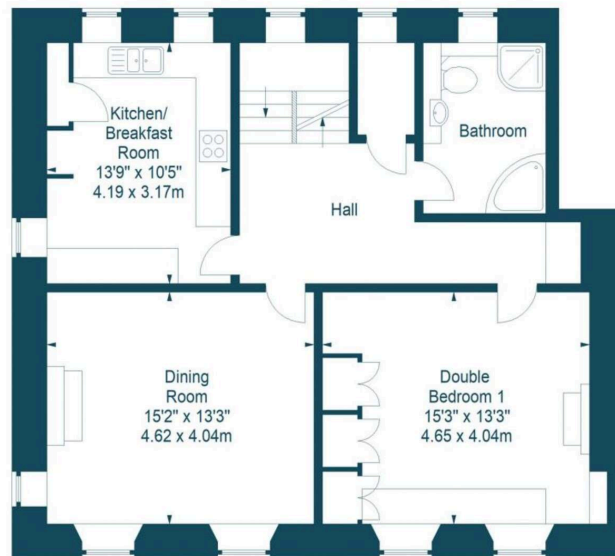
Ground Floor
Entrance



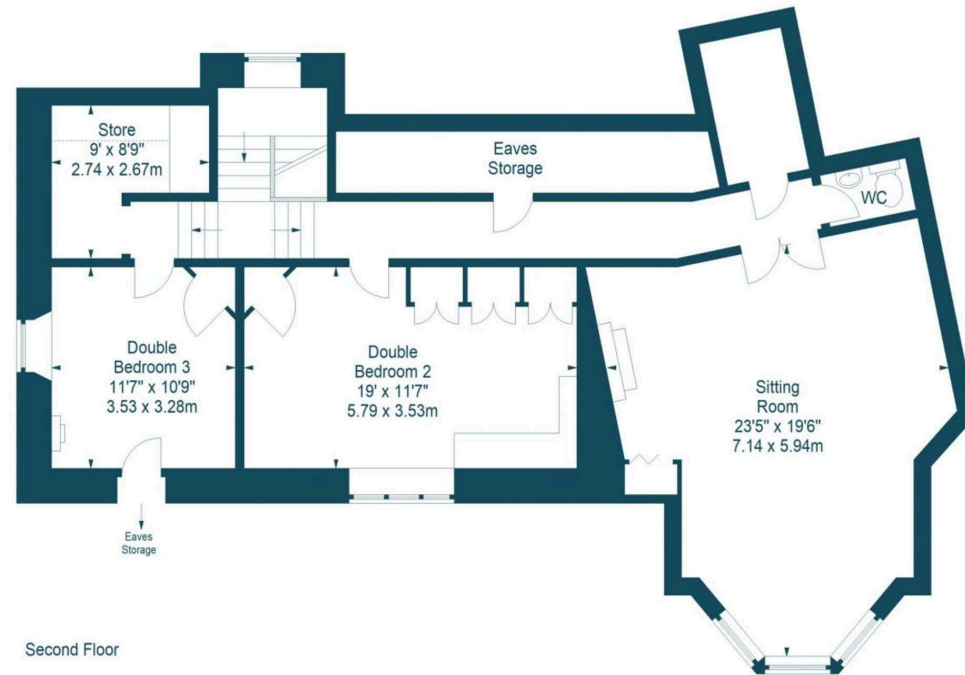
Ground Floor



Ground Floor



First Floor



Second Floor

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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.