

COULTERS<sup>©</sup>

# 65 WILSON PLACE

DUNBAR, EAST LoTHIAN, EH42 1GG

 4 BED  2 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

Forming part of an established modern development, 65 Wilson Place is a stylish, well presented 4 bedroom detached house located within easy reach of an excellent range of local amenities and good transport links to Edinburgh.

The property offers bright and versatile family accommodation with the additional benefit of contemporary fixtures and fittings, modern decoration throughout, a private landscaped garden, excellent storage and driveway parking.

## KEY FEATURES



Modern, well proportioned detached family home



Well presented, contemporary accommodation



Four bedrooms, one with en-suite



Private enclosed landscaped garden to the rear



Excellent storage and driveway parking



Ideally located close to local schools and amenities



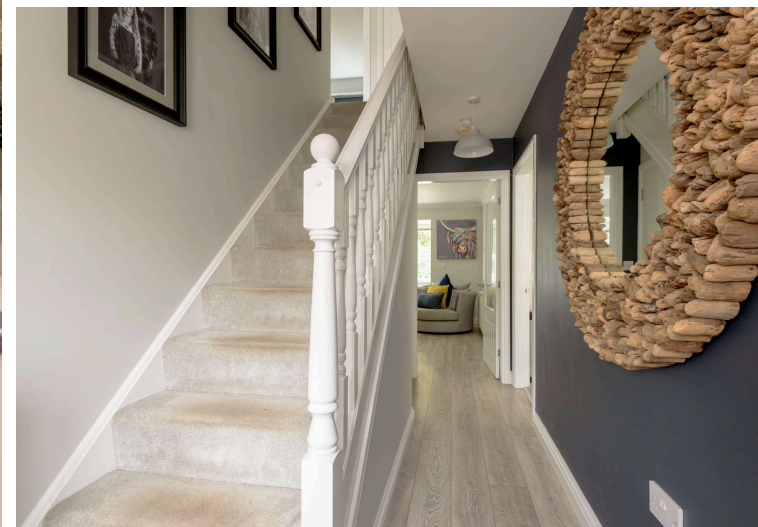
EPC Rating - C



Council Tax Band - E





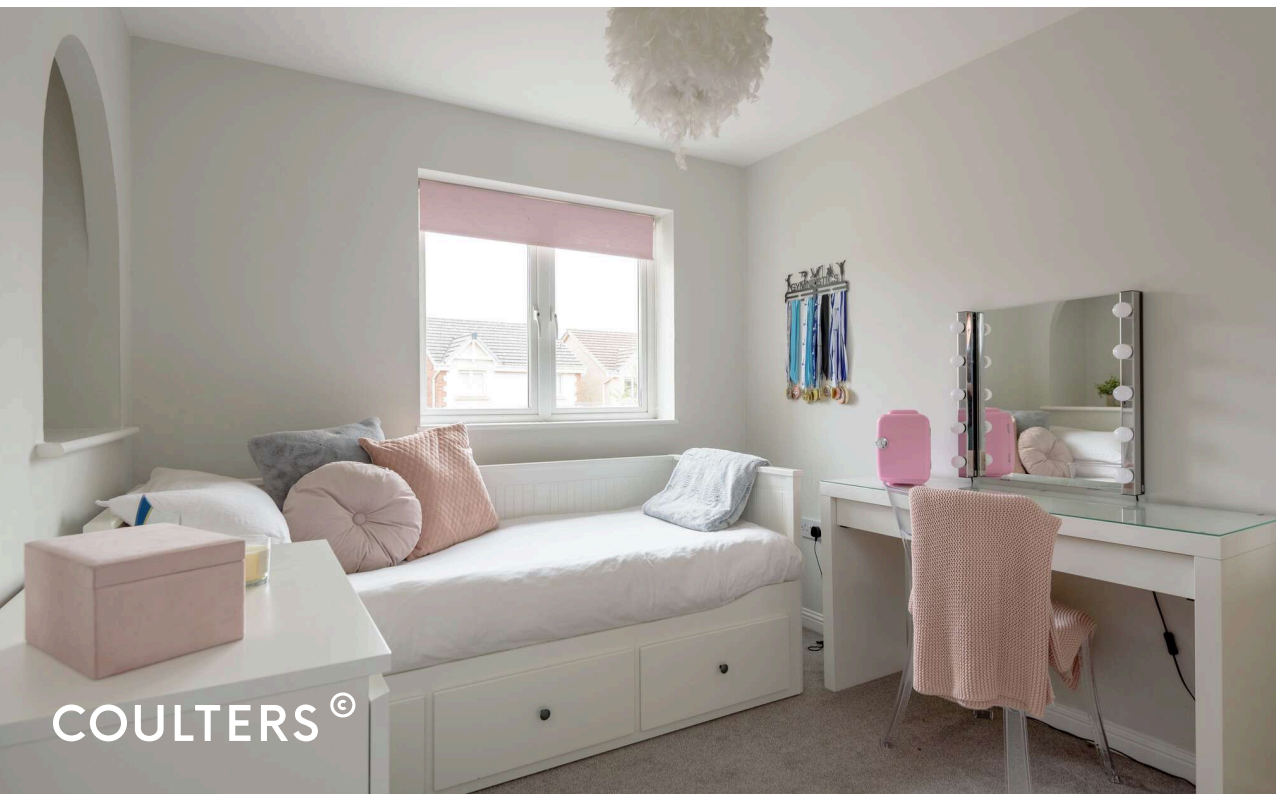


The well proportioned accommodation, arranged over two floors, comprises on the ground floor – a welcoming entrance hall, sitting room, spacious kitchen/dining room fitted with a good range of modern units and appliances with ample space for a dining table and WC.

A carpeted staircase leads to the first floor with a principal bedroom with en-suite shower room, three further double bedrooms and a family bathroom.







## 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 fitted floor coverings, carpets, curtains, blinds, light fittings, the gas hob, double oven, wine cooler, dishwasher, fridge/freezer, washing machine, tumble dryer and the hot tub are included in the sales price. The property benefits from gas central heating and is fully double glazed.

The development is factored by Trinity Factors with an approximate annual fee of £146.

**HOME REPORT VALUATION: £340,000**



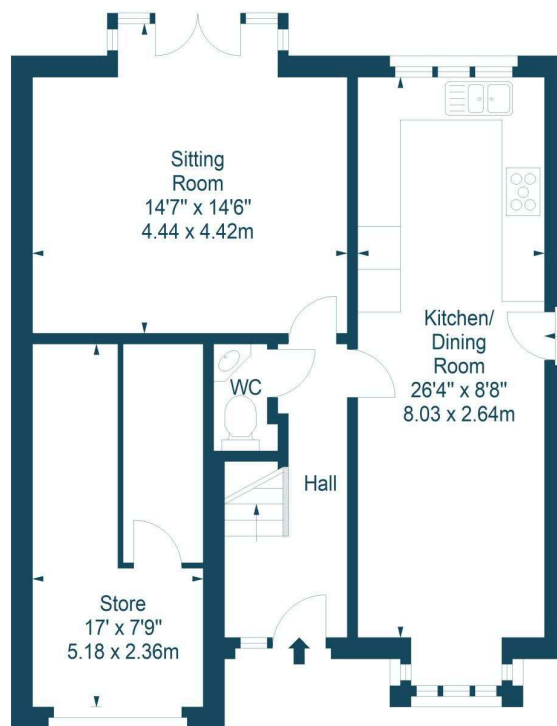




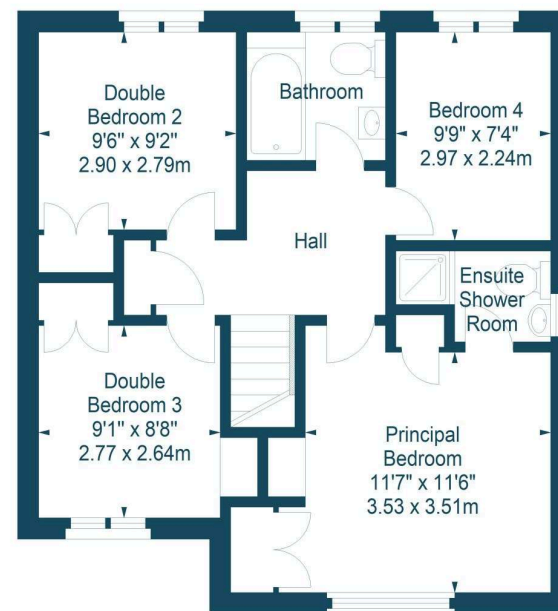
Wilson Place,  
Dunbar,  
East Lothian, EH42 1GG



Approx. Gross Internal Area  
1132 Sq Ft - 105.16 Sq M  
Store  
Approx. Gross Internal Area  
136 Sq Ft - 12.63 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor

## GET IN TOUCH



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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.