

COULTERS[©]

57 DEMPSTER PLACE

DUNBAR, EAST LoTHIAN, EH42 1ZR

 5 BED  4 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Peacefully located in an established modern development, 57 Dempster Place is a superb 5 bedroom detached house located within easy reach of an excellent range of local amenities and good transport links to Edinburgh.

The property offers well presented, versatile family accommodation, in good order throughout, with the additional benefit of a wood burning stove, delightful private rear garden, a lovely open outlook to the front and driveway parking.

KEY FEATURES



Modern detached family home in an established development



Five bedrooms, three with en-suite shower rooms



Delightful private rear garden and open outlook to the front



Driveway parking



Ideally located close to an excellent range of local amenities



Generously proportioned, versatile accommodation



EPC Rating - C



Council Tax Band - F



The generously proportioned accommodation, arranged over two floors, comprises on the ground floor – a welcoming entrance hall with under stair storage; sitting room with French doors opening to the terrace; spacious family room, with bifold doors and a wood burning stove, leading to a stylish kitchen/dining room fitted with a good selection of modern units and appliances; and double bedroom 2 with an en-suite shower room.

A carpeted staircase leads to the first floor with a principal bedroom with en-suite shower room, double bedroom 3 also with an en-suite shower room, two 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, oven, microwave oven, dishwasher, fridge/freezer, washing machine and the garden shed are included in the sales price. The property benefits from gas central heating and is fully double glazed.

The development is factored by Ross & Liddell with an approximate annual fee of £125.00

HOME REPORT VALUATION: £460,000





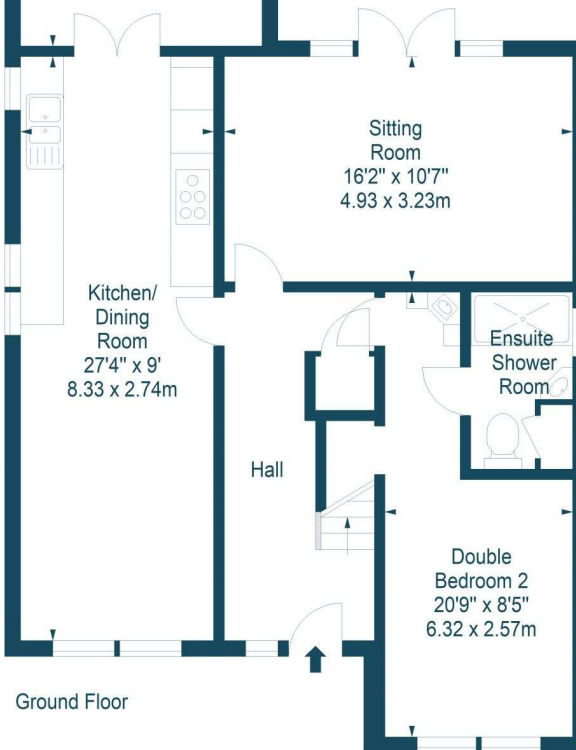
**Dempster Place,
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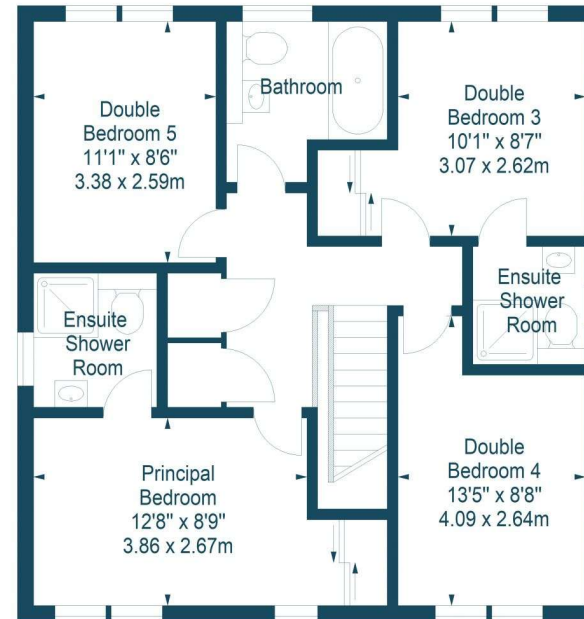
Approx. Gross Internal Area
1654 Sq Ft - 153.66 Sq M
Store
Approx. Gross Internal Area
79 Sq Ft - 7.34 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



First 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.