



Pilgrim's Way, Beveridge Row, Belhaven

DUNBAR, EH42 1TP

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Situated in the desirable area of Belhaven, within the town of Dunbar, this detached three-bedroom home offers an ideal setting for family living. Its close proximity to Belhaven Bay and the nearby Surf School add to its appeal.

A pathway through the neatly maintained lawn leads to the front door and into a welcoming carpeted hallway. To the right, a generously sized dual-aspect sitting room provides a bright and inviting space, with a neutral décor, built-in shelving, and a coal-effect gas fireplace. It also benefits from rear garden access.

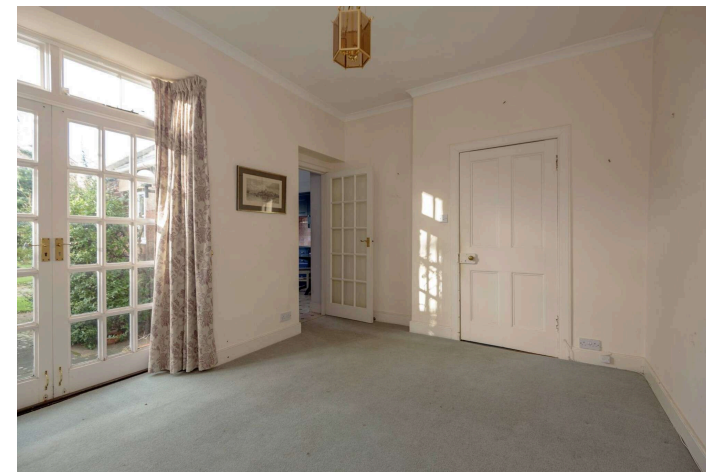
A farmhouse-style breakfasting kitchen features stylish blue wall and floor units complemented by white worktops and a tiled splashback. Integrated BOSCH appliances include a hob, oven, and grill. From the kitchen, a versatile south-west-facing dining room opens directly onto the garden, making it ideal for everyday meals, relaxation, and entertaining.

The ground floor is completed by a spacious double bedroom and a shower room fitted with a hidden cistern WC and washbasin built into vanity. Upstairs, there are two south-west-facing double bedrooms, one of which benefits from extensive wall-to-wall fitted storage and additional eaves space.

Outside, the large enclosed south-west-facing rear garden offers a tranquil retreat, with a well-kept lawn, ornamental paving, and established borders, trees, and planting. A detached garage and driveway provides off-street parking.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated Bosch oven, eye-level grill, hob and extractor will be included in the sale. The Bosch washer-dryer, undercounter fridge and counter-top dishwasher will also be included.





PROPERTY FEATURES

- Three-bedroom detached cottage
- Bright and spacious dual-aspect sitting room
- Dining/Family room with garden access
- Breakfasting kitchen
- Three double bedrooms
- Family shower room
- Spacious front and rear gardens
- Detached garage and driveway
- Double glazing
- Gas central heating
- EPC - E
- Council tax band - E
- Tenure - Freehold

BELHAVEN - DUNBAR

Thirty miles east of Edinburgh, Dunbar is a picturesque, friendly, and historic East Lothian coastal town.

Belhaven Bay is just a five-minute walk from the property, and here you will find the local Surf School. Belhaven Bridge and the bay offer picturesque walks and photo opportunities. Aurora Borealis enthusiasts will also appreciate the location.

The award-winning high street is perfect for daily shopping needs and boasts an array of independent retailers, galleries, cafés, restaurants, bars, and convenience stores along with a post office, chemists, and opticians. On the outskirts of town is a large supermarket and garden centre.

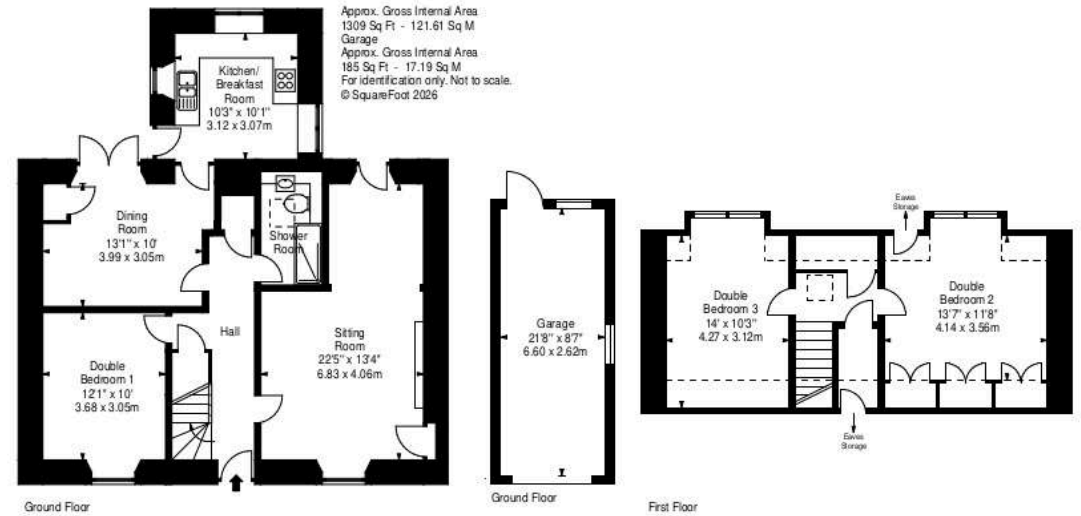
For recreational pursuits, the town has a popular leisure centre complete with a swimming pool, flumes, a well-equipped gym, and fitness classes. There are of course wonderful coastline and countryside walks to enjoy as well as access to the John Muir Country Park and two acclaimed golf courses. East Links Family Park and Foxlake Adventures are fantastic destinations for all ages.

There is well-regarded local schooling including Dunbar Grammar. Additionally, private schooling is available at nearby Bellhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh.

Dunbar Train Station provides swift links to Edinburgh and south to London, and there is convenient access to the A1 making it easy to commute by car.



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Beveridge Row,
Dunbar,
East Lothian, EH42 1TP



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2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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