



Rare opportunity

Building plot in heart of Dunbar



A rare and exciting opportunity has arisen to purchase a building plot, to build a new property with sea views, approximately 150 sqm, tucked away off the High Street, in the heart of the popular coastal town Dunbar, a stone's throw from the harbour and beach, ideal for family living. Planning permission is in place for a three/four-bedroom, architect designed, single house plot, with generous proportions, approximately 120 sqm, set over two floors, with a private area of garden ground. Access is through a tenement pend from the High Street and there will be access to the garden from the building and from Castle Place. Full details of the planning permission can be viewed on East Lothian Council website under planning reference number 17/01043/P. PDF version of the plans available on request. House: The ground floor accommodation consists of an entrance hallway, open plan kitchen/dining/living room with access to the garden, home office/bedroom four, good storage and shower room. The upper floor consists of a master bedroom, two further bedrooms and a bathroom. There is a generous store attached to the house. Heating: an air source heat pump (ASHP). Garden: There is an area of garden, currently laid to lawn and leads onto Castle Place. Parking: There is on-street parking nearby.

Key Features

Tucked away off the High Street, in the heart of the popular coastal town Dunbar

Full details of the planning permission can be viewed on East Lothian Council website under planning reference number 17/01043/P. PDF version of the plans available on request

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There is an area of garden, which leads onto Castle Place
On-street parking

An estimate for build costs is available on request



Dunbar

Dunbar is a vibrant, historic coastal town in East Lothian surrounded by beautiful countryside and expansive beaches. At the heart of the town is the bustling High Street, with a fantastic selection of independent retailers, popular restaurants, chemists, a post office, convenience stores, and opticians. Excellent facilities such as 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 are all within walking distance. The popular East Links Family Park, Coast to Coast surf school, and Foxlake Adventures are all a short drive away. 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 the A1 making Edinburgh easily accessible by car, and bus.



Extras

N/A

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

N/A

Home Report Valuation

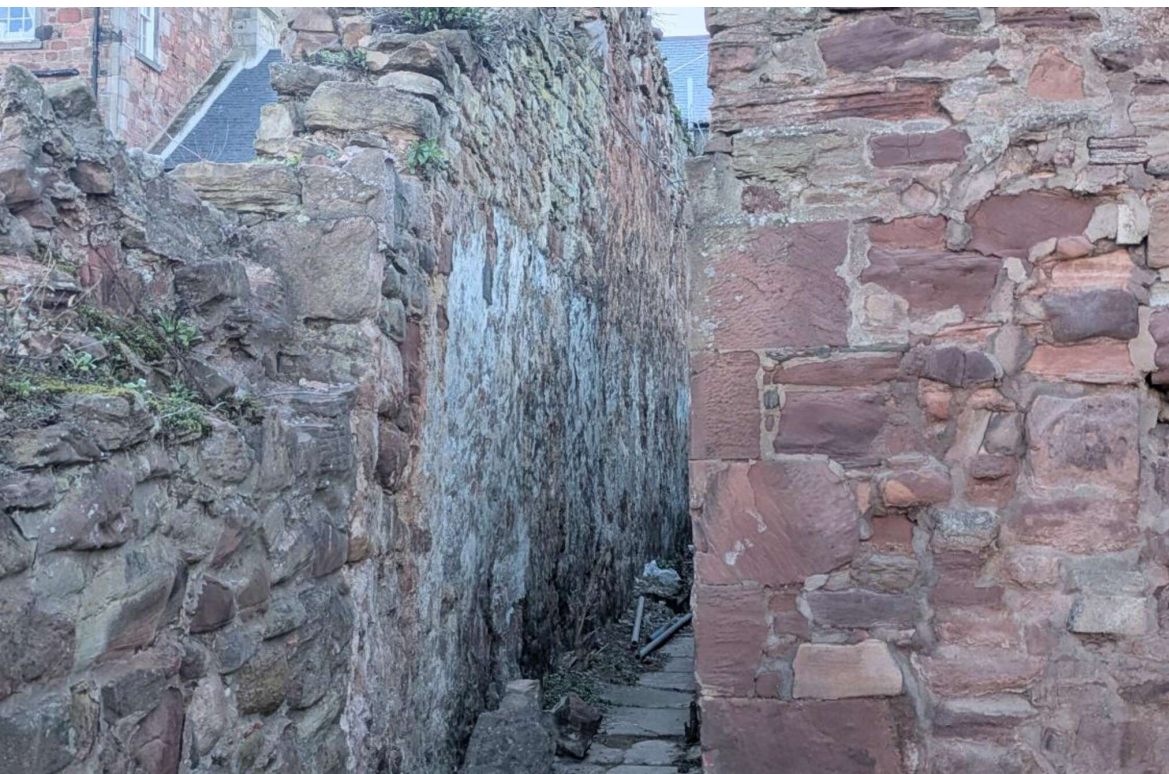
N/A

EPC Rating

N/A

Tenure

Freehold









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 Notes
 This drawing has been prepared for the sole purpose of illustrating the proposed development and is not to be used for any other purpose.
 Scale
 1:500
 0 5m 10m 20m
 Map
 Site boundary
 Existing buildings
 Notes
 1. All dimensions are in metres.

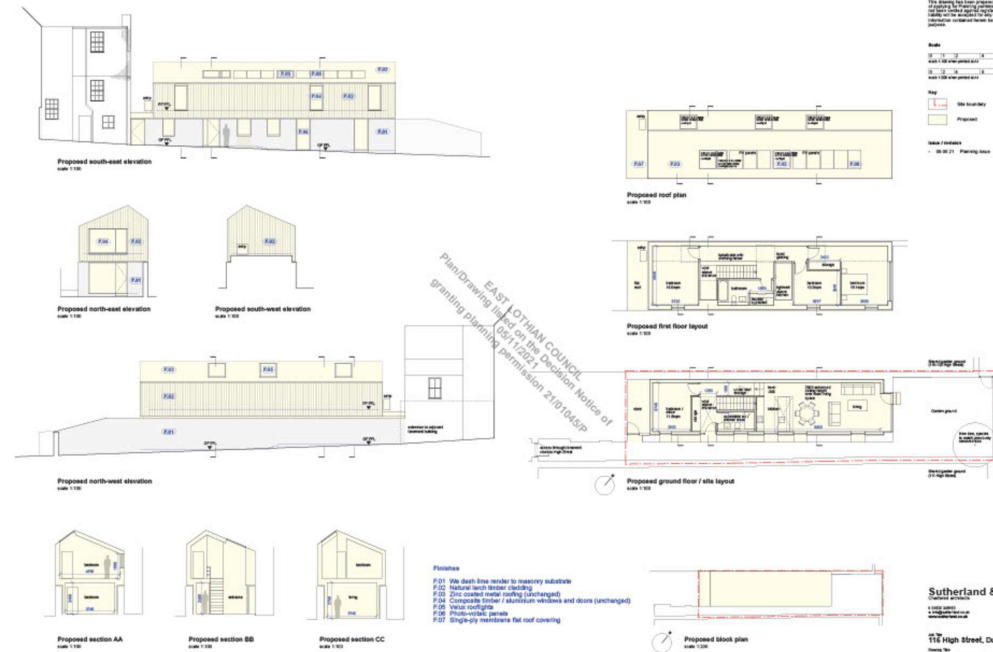


115 High Street, Dunbar
 1102(PL)001
 Location plan 1:500

N
 0 5m 10m 20m
 1:500 scale when printed at A4
 Site boundary

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 115 High Street, Dunbar
 1102(PL)001
 Planning
 2008 (PL) 010
 Date: 21/10/2021
 Drawn: [Name]
 Checked: [Name]
 Status: [Status]

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 Proposed drawings
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