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# 52 Wilson Place, Dunbar,

East Lothian, EH42 1GG



3



4



2



EPC

C



FREEHOLD

## Description

Clancy's Solicitors & Estate Agents are delighted to present 52 Wilson Place to the market, forming part of a well-established development. This stylish well-presented 4-bedroom detached house is located within easy reach of an excellent range of local amenities and good transport links to Edinburgh. The property is presented in excellent order throughout and the accommodation comprises; a welcoming entrance hall, useful downstairs WC, a bright and spacious living room, with feature fireplace and a modern fitted kitchen/dining and a versatile family room that could be used as a 5th bedroom depending on the buyers requirements. A carpeted staircase leads to the upper landing which gives access to the master bedroom, which provides a tranquil retreat and comes complete with fitted storage and a sleek en-suite shower room, three further bedrooms and family bathroom. The property further benefits from gas central heating, double glazing, private gardens to the front, side and rear of the property and has a private driveway to the front. This property will make a superb family home viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

## Location

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.

## Factoring

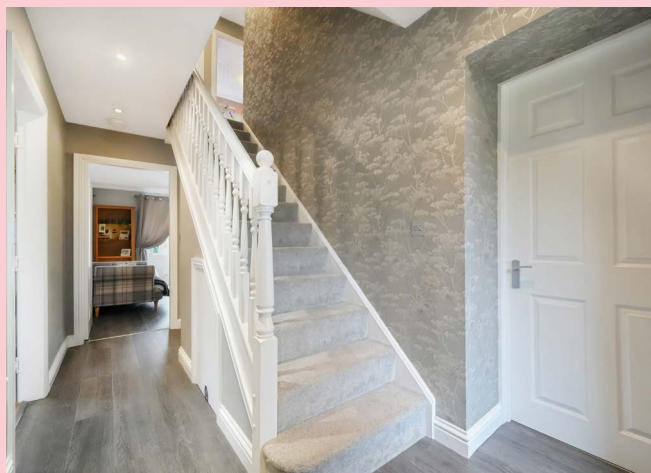
The development is managed by Trinity Factors and an annual fee of approximately £140 is payable. This fee includes the upkeep of the communal garden grounds.

## Extras

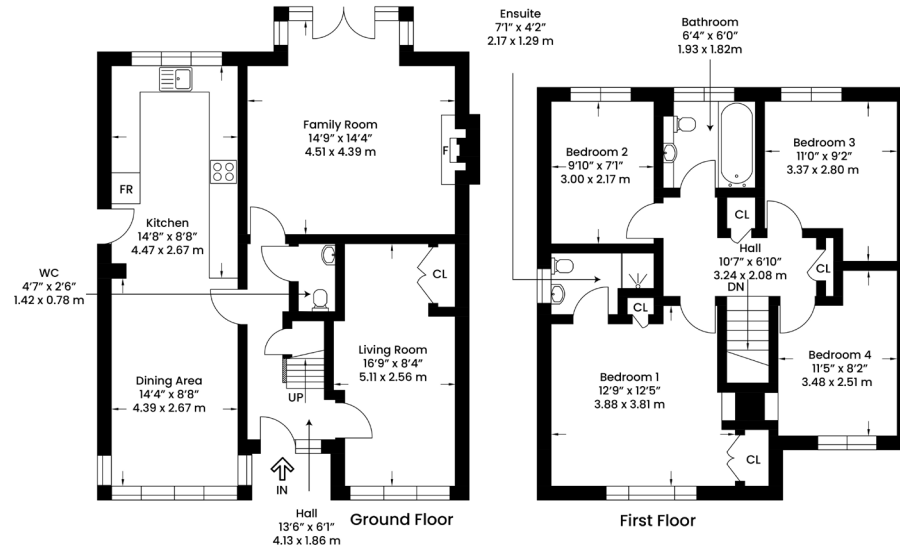
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for appliances.

## Features

- Entrance hall
- Living room
- Kitchen/Dining room
- Family room/5th Bedroom
- Downstairs WC
- 4 Bedrooms
- 2 Bathrooms
- Gas central heating
- Double glazing
- Private gardens to the front, side and rear
- Driveway
- EPC rating - C
- Council Tax Band - E
- Tenure - Freehold







vistaBee  
 This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (D 19927)  
 vistaBee 2026



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**DISCLAIMER** These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.