

COULTERS[©]

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REDHURST EDINBURGH ROAD

DUNBAR, EAST LOTHIAN, EH42 1TS

2 BED

1 BATH

2 PUBLIC



TAKE A LOOK INSIDE

Ideally located within a few minutes walk of Belhaven Bay, Redhurst is a charming two bedroom semi-detached period house situated within easy reach of an excellent range of local amenities in Dunbar and good transport links to Edinburgh.

The property offers bright, well proportioned modern accommodation, in good order throughout, with the additional benefit of a delightful mature private rear garden with a versatile summer house, detached garage and driveway parking.



KEY FEATURES



Charming semi-detached period house



Two well proportioned double bedrooms



Delightful south facing private garden with versatile garden room



Detached garage and driveway parking



Ideally located close to Belhaven Bay and local amenities



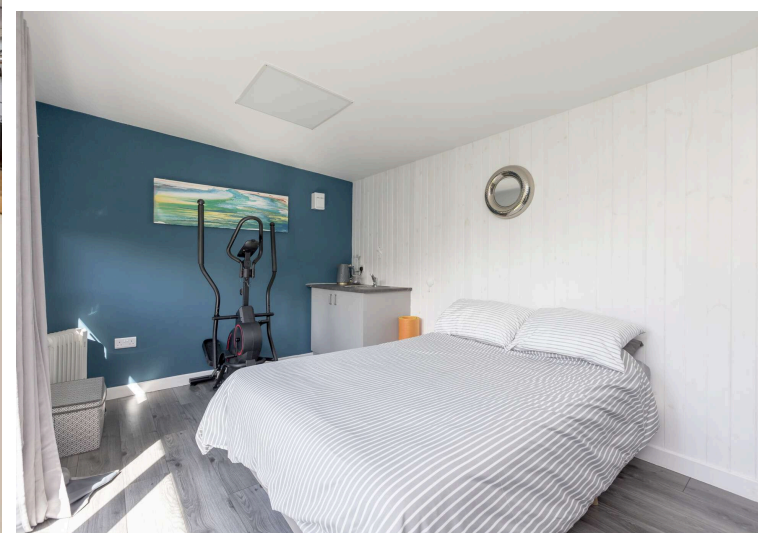
Bright, well proportioned accommodation



EPC Rating - D



Council Tax Band - D



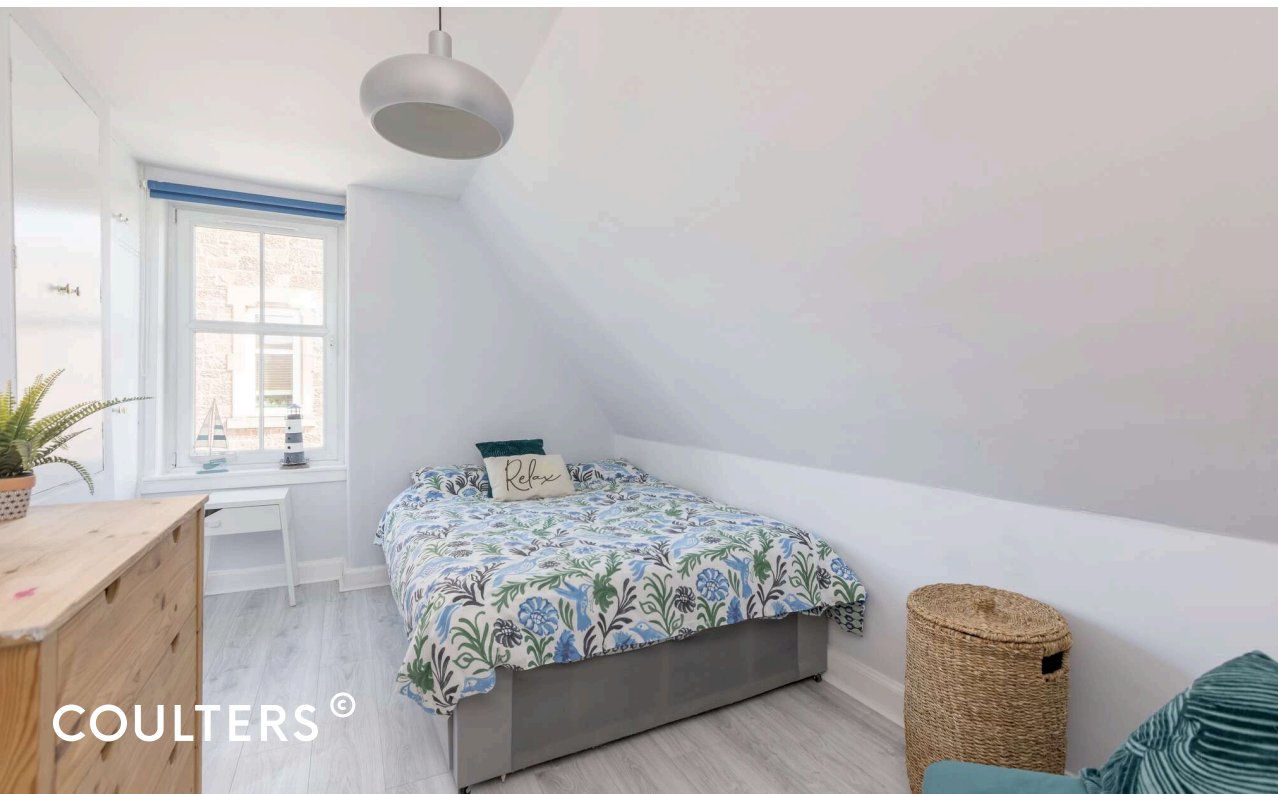
The well presented accommodation, arranged over two floors, comprises of an entrance vestibule opening to a welcoming hall; sitting room with a wood burning stove; spacious kitchen/dining room fitted with a good range of units, ample space for a dining table and a door opening to the rear garden; two double bedrooms with built in wardrobes; and a stylish bathroom.

EXTRAS

All fitted floor coverings, carpets, curtains, blinds, light fittings, induction hob, oven, fridge/freezer and washing machine are included in the sale price. There is an additional fridge/freezer in the garage which is available by separate negotiation.



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THE LOCAL AREA

Peacefully situated a stone's throw from beautiful Belhaven Bay, the property is located within easy walking distance of a good range of local amenities and Dukes of Belhaven cafe and art gallery. Also located within easy reach is the picturesque, historic coastal town of Dunbar, which is surrounded by stunning 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, Coast to Coast surf school, 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.

HOME REPORT VALUATION: £345,000



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Redhurst,
Edinburgh Road,
Belhaven,
Dunbar,
East Lothian, EH42 1TS



Approx. Gross Internal Area
947 Sq Ft - 87.98 Sq M
Garage
Approx. Gross Internal Area
293 Sq Ft - 27.22 Sq M
For identification only. Not to scale.
© SquareFoot 2021

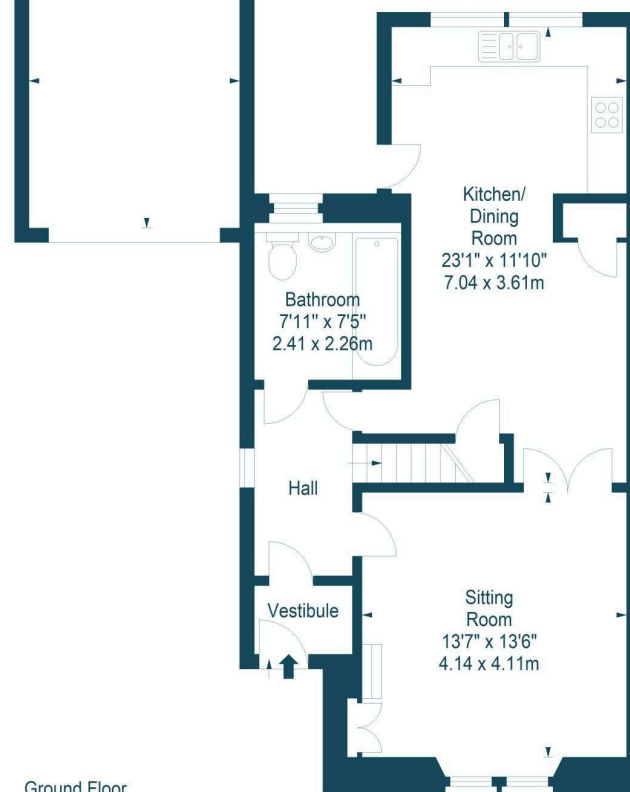


Garage
27'3" x 10'9"
8.31 x 3.28m

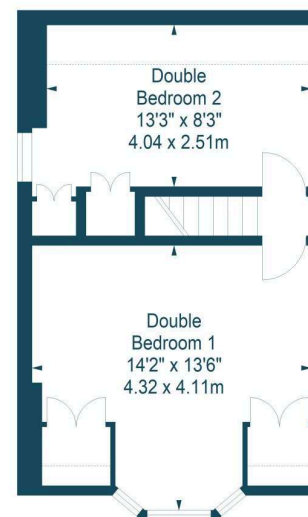


Summer
House
15'3" x 9'4"
4.65 x 2.82m

Ground Floor



Ground Floor



First Floor

GET IN TOUCH

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 enquiries@coultersproperty.co.uk

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.