



Muirfield, Belhaven Road

DUNBAR, EH42 1NH

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Occupying a highly sought-after position in Dunbar, this handsome detached and rarely available five-bedroom home combines elegant period features with a versatile layout spanning 2889 sq.ft, well-appointed interiors, and delightful front and rear gardens. Tucked behind manicured hedges, a pathway bordered by a neat lawn and colourful planting leads to the front door and into a welcoming vestibule, beautifully finished with original mosaic floor tiling. From here, an inviting hallway introduces the home's impressive living spaces. The stunning bay-windowed sitting room enjoys tranquil south-east-facing garden views and showcases elegant period details, including intricate cornicing, a ceiling rose, and an open fireplace set within a marble surround, an ideal setting for stylish entertaining and relaxation.

Across the hallway is a south-east-facing family room showcasing an original fireplace, handsome wooden flooring, and ornate cornicing and offering flexible use to suit modern family lifestyles. Peacefully positioned looking across the rear garden lies a formal dining room boasting a tasteful décor and carpeting.

A spacious kitchen with access to the large and well-appointed conservatory also lies to the rear and is fitted with rich chestnut cabinetry, stone-effect worktops, and a tiled splashback. Integrated appliances include a wine fridge, eye-level grill, oven, and microwave, while the thoughtfully designed layout accommodates casual dining and an adjacent utility offers further storage.



East-facing, a second family room offers a cosy and inviting space in which to unwind and escape the hustle and bustle. Completing the ground floor layout is a guest WC.

A carpeted staircase with an original oak banister sweeps past a striking stained-glass window, leading to the first floor. The principal double bedroom is a light, airy, and serene south-east-facing retreat, accompanied by four additional well-presented and generously proportioned double bedrooms. All share a classically styled bathroom with a WC, washbasin, and bath with wall-mounted shower. There is also a study which could easily be converted to a bathroom as all plumbing is already in place.

Externally, the idyllic south-east-facing garden to the front has been meticulously kept and boasts a neat lawn with pretty borders. To the rear, a lawn and decking create a peaceful and private outdoor escape to be enjoyed by friends and family. There is a detached garage for off-street parking.

FIXTURES & FITTINGS

All fitted floor coverings, curtains & blinds, integrated NEFF appliances including coffee machine, under-counter wine fridge, eye-level grill, oven, microwave, induction hob and extractor hood will be included in the sale. The fridge-freezer will also be included. Internal and external furniture may be included by separate negotiation.





PROPERTY FEATURES

- ❑ Five-bedroom detached home
- ❑ South-east-facing sitting room
- ❑ Formal rear dining room
- ❑ Two versatile family rooms
- ❑ Modern and spacious kitchen
- ❑ Well-appointed conservatory
- ❑ Five double bedrooms
- ❑ WC and family bathroom
- ❑ Front and rear gardens
- ❑ Detached garage
- ❑ Single glazing
- ❑ Gas Central Heating
- ❑ EPC - E
- ❑ Council tax band - G

DUNBAR

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

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

For recreational pursuits, the town has a popular leisure centre complete with a swimming pool, flumes, 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 there is convenient access to the A1 making it easy to commute by car.





PARIS STEELE

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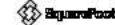
Let's Talk

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Approx. Gross Internal Area:
28.89 Sq Ft - 268.39 Sq M
Garage
Approx. Gross Internal Area:
171 Sq Ft - 15.89 Sq M
For identification only. Not to scale.
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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
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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