



COULTERS<sup>©</sup>

# ASHFIELD HOUSE, COUNTESS ROAD

DUNBAR, EAST LOTHIAN, EH42 1DZ

 5 BED

 2 BATH

 3 PUBLIC



## TAKE A LOOK INSIDE

Set within a sought-after residential address in the heart of Dunbar, Ashfield House is an exceptional detached family home that has been thoughtfully curated and beautifully styled by a renowned Scottish interior designer to create a truly striking and cohesive living environment.

The property offers an outstanding balance of elegance and functionality, with impeccably presented accommodation enhanced by a wealth of period features throughout.

## KEY FEATURES



Distinctive and elegant detached period home offering superb family living



Five well proportioned double bedrooms



Charming, well established private garden with a desirable south westerly aspect



Convenient private driveway providing off-street parking



Ideally situated within easy reach of local amenities and excellent transport connections



Impressive, beautifully presented accommodation



EPC Rating - D



Council Tax Band - G



On the ground floor, an entrance vestibule opens to a welcoming hallway, setting the tone for the impressive interiors beyond. The spacious sitting room, complete with a wood burning stove, offers ample room for both relaxation and dining, while a separate dining room, also featuring a wood burning stove, enjoys a delightful outlook over the garden. A generous family room with an open fireplace provides further versatile living space.

The kitchen/breakfast room is well appointed with a good selection of fitted units and provides direct access to the rear porch and garden, making it ideal for everyday living. The ground floor is further complemented by two double bedrooms, one of which offers flexibility as a home office, alongside a shower room, family bathroom and a useful utility room.





## MORE INFORMATION

A staircase leads to a bright and airy landing on the first floor, where the stunning principal bedroom enjoys an open outlook over the garden. Two further well-proportioned double bedrooms complete the upper level, all continuing the home's elegant and cohesive design.

Externally, the property is complemented by beautifully maintained garden grounds, providing a private and tranquil setting ideal for relaxation and outdoor entertaining. A private driveway ensures convenient off-street parking and further enhances the home's practicality.



Ashfield House enjoys an enviable position within the vibrant coastal town of Dunbar, renowned for its picturesque scenery, excellent amenities and strong sense of community. With easy access to local schools, transport links and the stunning East Lothian coastline, this is a rare opportunity to acquire a design-led family home in a highly desirable location.







## THE LOCAL AREA

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.

## EXTRAS

All fitted floor coverings, carpets, light fittings, the range cooker, dishwasher, fridge/freezer, washing machine, tumble dryer, large garden shed and duck/hen pen are included in the sales price. The curtains and light fittings are available by separate negotiation.

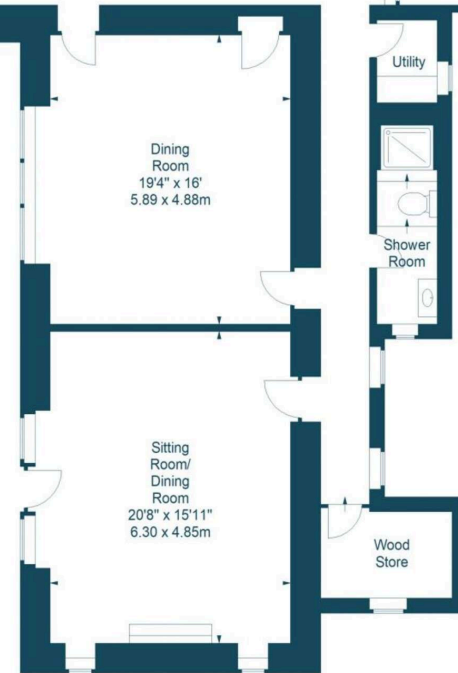
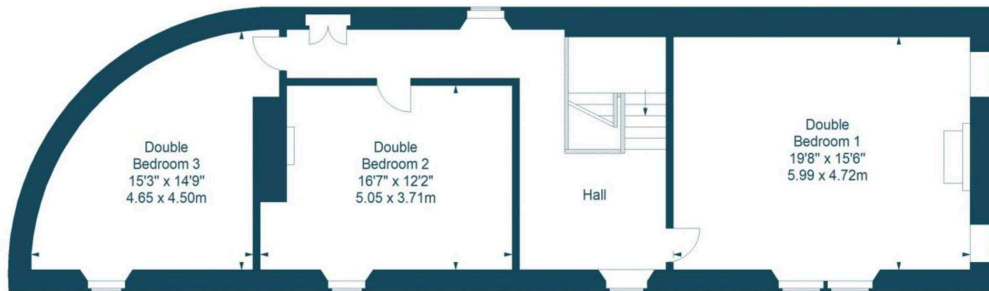
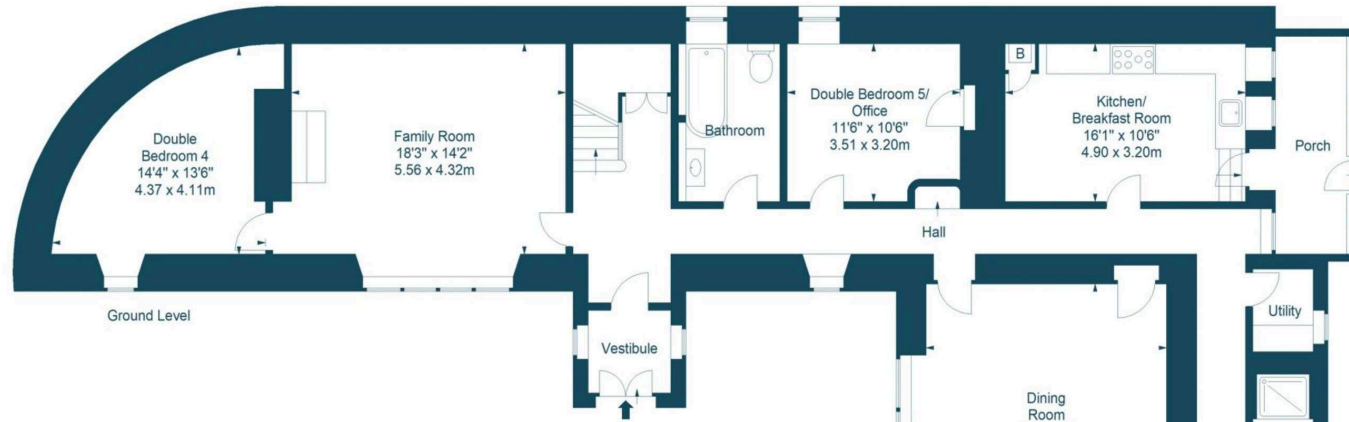
**HOME REPORT VALUATION: £750,000**



Ashfield,  
Countess Road,  
Dunbar, EH42 1DZ



Approx. Gross Internal Area  
3225 Sq Ft - 299.60 Sq M  
For identification only. Not to scale.  
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## 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.