

JESSMONT

39 BELHAVEN ROAD, DUNBAR, EAST LoTHIAN EH42 1NG



CULLERTON'S



— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton

TABLE OF CONTENTS



Welcome to Jessmont

A distinguished period villa in coastal Belhaven

- 04 Floorplan
- 07 The property
- 10 The entrance
- 12 Reception rooms
- 14 Dining kitchen

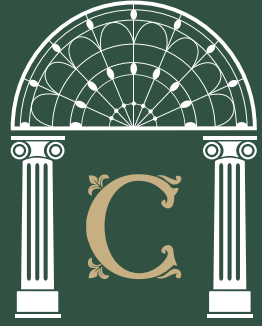


Principal bedroom with garden views



Stylish family bathroom

- 20 The bedrooms
- 28 The bathrooms
- 32 Gardens & parking
- 38 Dunbar



Property Name

Jessmont, 39 Belhaven Road

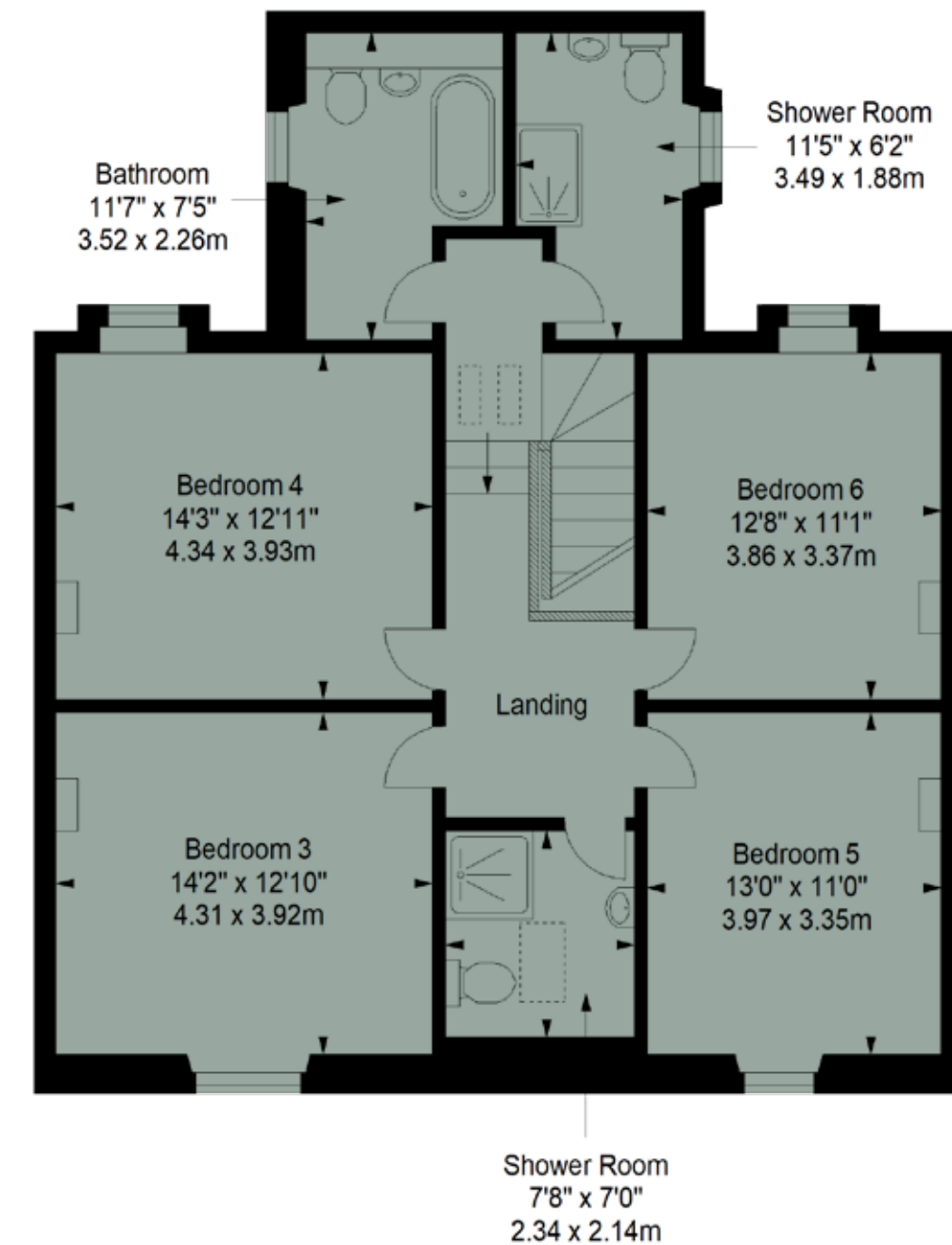
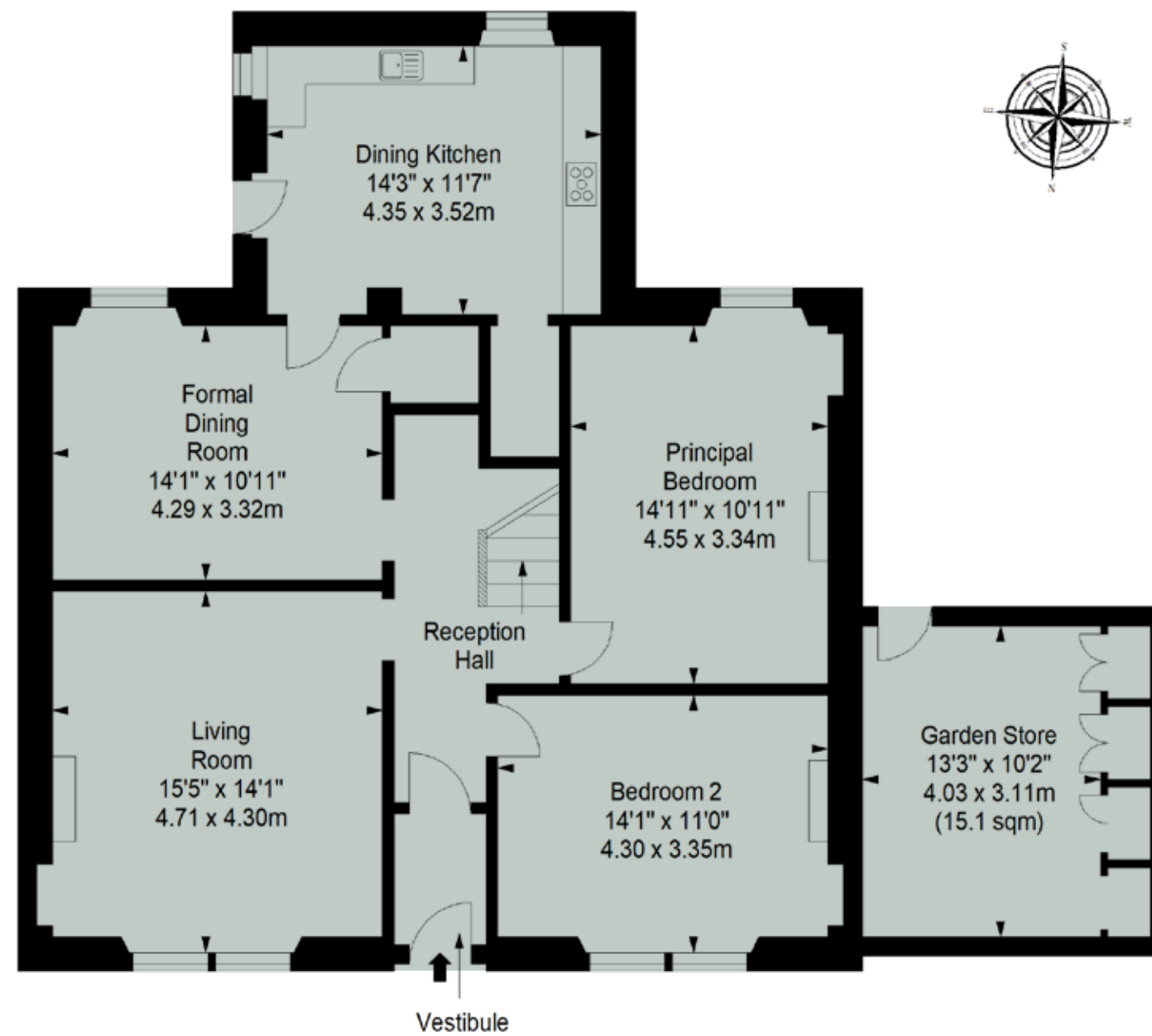
Location

Dunbar, EH42 1NG

Approximate total area:

195.9 sq. metres (2108.7 sq. feet)

 - Ground Floor  - First Floor





Commanding a prominent position on desirable Belhaven Road, this handsome detached Edwardian villa offers outstanding family accommodation, beautifully renovated interiors, and generous gardens close to Dunbar's coast and town centre. The versatile home features two elegant reception rooms, a contemporary dining kitchen, six double bedrooms, and three stylish bath/shower rooms, together with a substantial garden store and convenient on-street parking.



GENERAL FEATURES

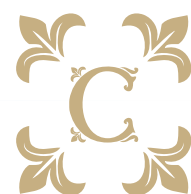
- Prestigious setting on Belhaven Road in desirable coastal Dunbar
- Handsome detached red sandstone period villa
- Substantial and versatile family accommodation extending to approximately 2,100 square feet
- Beautifully renovated interiors blending period character with contemporary finishes
- Easy reach of Belhaven Bay, John Muir Country Park, and Dunbar town centre
- Convenient for local schools, leisure facilities, and rail links to Edinburgh
- Home Report value - £650,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Entrance vestibule and welcoming reception hall
- Elegant bay-windowed living room with ornate cornicing and a period fireplace
- Separate formal dining room with wood flooring and garden outlook
- Contemporary dining kitchen with stylish navy cabinetry
- Two generous ground-floor double bedrooms
- Four further well-proportioned double bedrooms on the first floor
- Operational period fireplaces retained within all bedrooms
- Stylish family bathroom with a freestanding bath
- Two separate contemporary shower rooms
- Gas central heating and double glazing

EXTERNAL FEATURES

- Extensive enclosed gardens wrapping around the property
- Broad lawns complemented by mature trees and shrubs
- Southerly rear orientation and space for outdoor seating and entertaining
- Substantial detached garden store offering excellent additional storage
- Convenient unregulated on-street parking along Belhaven Road



A distinguished

PERIOD VILLA

in coastal Belhaven

Set behind a low stone wall, Jessmont is an impressive red sandstone home combining original architectural character with crisp modern high specification finishes. Belhaven Bay, John Muir Country Park, Dunbar's bustling High Street, leisure facilities, and railway station are all readily accessible. The town also provides a choice of schools, including Dunbar Primary School and Dunbar Grammar School, making this an exceptional base for family life and commuting to Edinburgh.

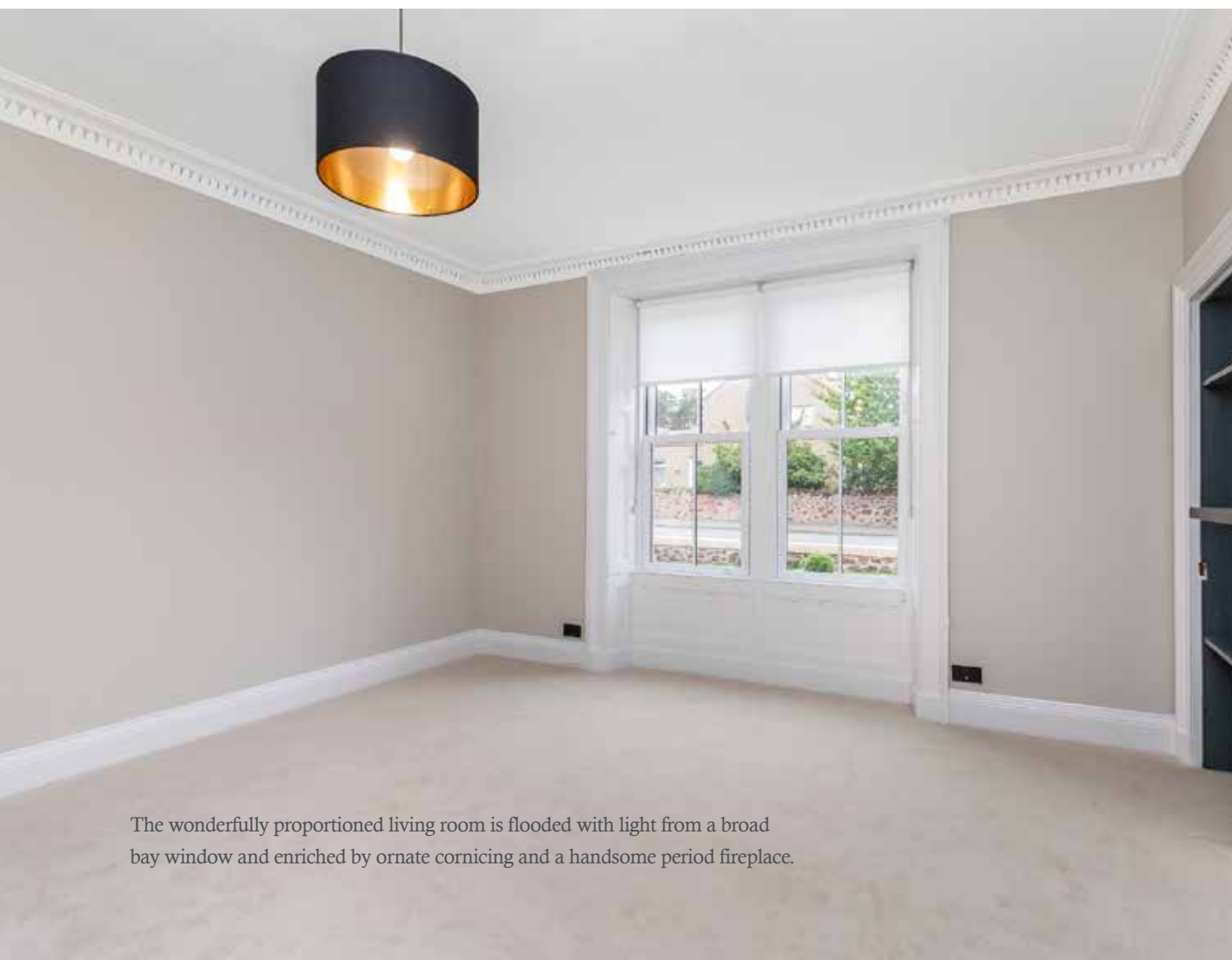


A warm and characterful
WELCOME

A timber front door opens into a vestibule and an inviting reception hall, where natural wood flooring, traditional balustrading, and fresh neutral décor establish the home's refined character. The hall also offers an elegant staircase to the upper floor, and direct access to all principal ground-floor rooms.

ELEGANT ROOMS

for relaxing and entertaining



The wonderfully proportioned living room is flooded with light from a broad bay window and enriched by ornate cornicing and a handsome period fireplace.



FORMAL DINING ROOM

with wood flooring and garden outlook

A separate formal dining room provides an equally appealing setting for family meals and entertaining, with warm wood flooring and a peaceful garden outlook.

CONTEMPORARY

dining kitchen





NEWLY APPOINTED

*with sleek navy cabinets, copper-toned
trims, stone-effect worktops, and
striking mosaic-style splashbacks*



Situated to the rear, the generous dining kitchen has been newly appointed with sleek navy cabinets, copper-toned trims, stone-effect worktops, and striking mosaic-style splashbacks. Integrated appliances include an eye-level oven, gas hob and extractor hood, while a freestanding dishwasher and American refrigerator are also included in the sale. Plentiful storage and ample room for a table create a practical and sociable everyday hub, and a door opens directly into the garden.

TWO GENEROUS

ground-floor double bedrooms



PRINCIPAL BEDROOM

*with garden views and a
feature fireplace*

Two substantial double bedrooms lie on the ground floor, including an attractive principal bedroom with garden views and a feature fireplace.

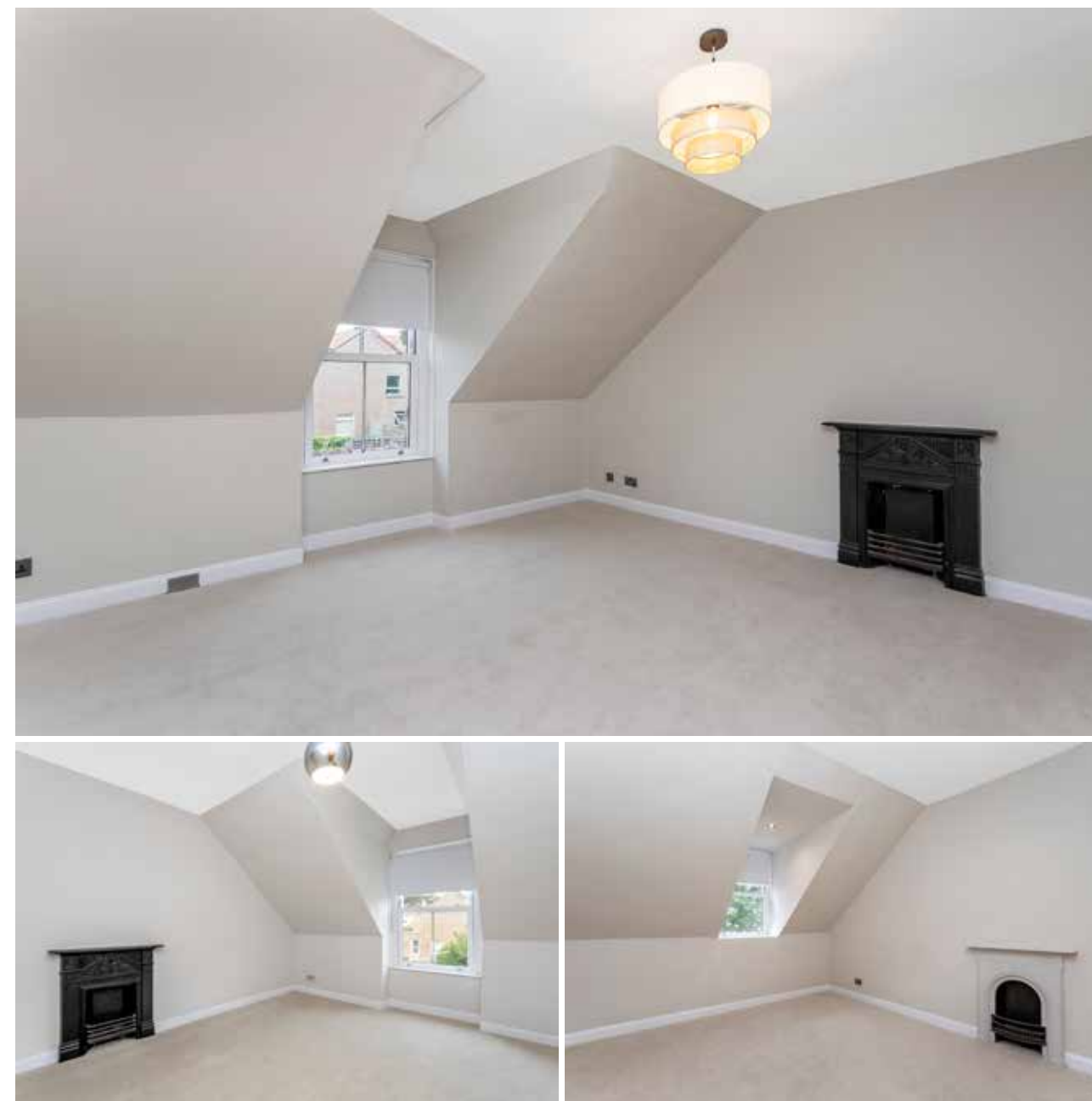




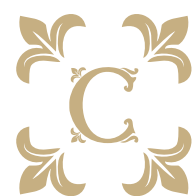
Four further
DOUBLES



*Operational period
fireplaces retained within
all bedrooms*



Four further doubles occupy the first floor, each offering excellent proportions and flexible space for children, guests, home working, or quiet relaxation. All retain characterful fireplaces, while dormer and traditional windows draw in plentiful natural light to the upstairs rooms.



View from the fourth bedroom

STYLISH FAMILY BATHROOM

with a freestanding bath

The upper level includes a stylish family bathroom with a freestanding bath, contemporary vanity unit, and understated half-height panelling.





Two separate

CONTEMPORARY SHOWER ROOMS



Two separate shower rooms add valuable practicality; both finished with dramatic textured tiling, generous walk-in enclosures, and glazed rainfall showers.



EXPANSIVE

enclosed gardens wrapping around the property



Substantial detached garden store and convenient unregulated on-street parking

The extensive enclosed gardens wrap around the house, offering recently re-laid broad lawns, mature trees and shrubs, paved paths, and ample space for outdoor seating, play, and entertaining. Their southerly rear orientation promises excellent natural light throughout the day. A substantial detached garden store provides excellent storage and exciting scope for a workshop or hobby space, subject to any necessary permissions. On-street parking is available along Belhaven Road.





Jessmont

Welcome to

DUNBAR

a vibrant town on the breath-taking East Lothian coast





Welcome to Dunbar, a vibrant town on the breath-taking East Lothian coast, boasting white sandy beaches, John Muir Country Park, protected woodland areas, a train station and an old working harbour. The town itself offers a lively High Street with award-winning shops including fresh produce and grocers, a baker, fine art galleries, coffee houses, restaurants, hardware shops, a florist, chemists, and a garden centre. On the outskirts of the town is a large supermarket, garden centre, and fast-food outlet, in addition to the famous DunBear: an imposing sculpture tribute to John Muir, designed by Andy Scott, the Scottish sculptor also responsible for the Kelpies.

Dunbar's state-of-the-art Leisure Pool also offers a family-friendly pool with a wave machine and flume, a gym, and fitness classes, in addition to independently-owned options. The town benefits from a children's soft play centre, tennis courts, large sports grounds, two golf courses, a surf school, and an extreme water sport centre, as well as a popular family park on the outskirts. Dunbar is known for its outstanding schools, at primary and secondary level in both the public and private sector, with the independent Belhaven Hill School recently named (by Spear's Magazine) as one of the top 100 private schools in the world. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.



SCHOOLS

State: Dunbar Primary School and Dunbar Grammar School
Independent: Belhaven Hill School, together with Loretto School in Musselburgh and prestigious Edinburgh institutions

CULTURE

John Muir's Birthplace, Dunbar Harbour, the historic Battery, Dunbar Castle ruins, local galleries, community events, and a rich maritime heritage

SHOPPING

A bustling traditional high street offering independent shops, cafés, restaurants, and everyday services, supplemented by major supermarkets on the edge of town

#1

AN OUTSTANDING COASTAL SETTING
COMBINING HISTORIC CHARACTER,
BEAUTIFUL BEACHES, EXCELLENT
OUTDOOR RECREATION, AND
CONVENIENT ROAD AND RAIL LINKS

LOCATION



Desirable setting in the historic coastal town of Dunbar, within easy reach of the town centre and beautiful Belhaven Bay

TRANSPORT



Bus: Regular services to Edinburgh, Haddington, East Linton, North Berwick, and surrounding East Lothian towns and villages
Train: Dunbar Station – direct services to Edinburgh in approximately 25–30 minutes, with connections south to Berwick-upon-Tweed and beyond
Road: Convenient access to the A1 for travel throughout East Lothian and into Edinburgh
Airport: Edinburgh International Airport (approximately 40 miles)

SPORTS

Dunbar and Winterfield Golf Clubs, Dunbar Leisure Pool, local sports clubs, and excellent opportunities for surfing, kayaking, swimming, and other outdoor pursuits

PARKS

Belhaven Bay, John Muir Country Park, Winterfield Park, the John Muir Way, Dunbar's working harbour, and picturesque coastal walks

FOOD & DRINK

A varied selection of independent cafés, restaurants, traditional pubs, bakeries, and takeaway eateries in Dunbar and nearby Belhaven

— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

74 St Stephen Street, Edinburgh, EH3 5AQ
0131 225 5007
info@cullertonsproperty.co.uk
www.cullertonsproperty.co.uk



— *Property Consultant*

MARK CULLERTON



For further information on this property, or to arrange a viewing, contact Mark, who will be delighted to assist you.

07931 378008
mark@cullertonsproperty.co.uk

— *About Mark*

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach.

Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark lives in Blackhall with his family and is, at heart, a devoted family man. Warm, sociable, and down-to-earth, you will find him in his kitchen, where he loves nothing more than cooking up a storm for family and friends. Whether spending quality time at home, running around after one of his three sons, or teeing off with friends, Mark brings the same spirit of care and connection to all he does.



CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

WWW.CULLERTONSPROPERTY.CO.UK

INFO@CULLERTONSPROPERTY.CO.UK



SCAN TO DISCOVER MORE

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.