

# 6 Bayview Circus

BELHAVEN, DUNBAR, EAST LoTHIAN, EH42 1ZT



*Exceptional chain-free family home in a prestigious Cala development, combining flexible space and a stylish modern finish with Belhaven's beachside charm*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

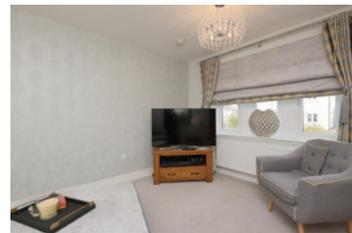


[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser is delighted to present this beautifully presented four-bedroom detached family home, offered to the market chain free, and situated within a highly sought-after Cala development in the desirable coastal village of Belhaven, Dunbar. Finished to an exceptional standard throughout, the property offers generous, flexible accommodation perfectly suited to modern family living, complemented by a superb low-maintenance south-facing garden, high-quality fixtures and contemporary upgrades.

# THE LIVING ROOM



The internal accommodation is both spacious and thoughtfully designed. A welcoming entrance hallway leads to a bright and spacious living room with plenty of space for the new owner to create their ideal living space. A versatile family room, which could equally serve as a fifth bedroom, home office or playroom, further enhances the flexibility of the ground floor.

# THE FAMILY ROOM



# THE KITCHEN/DINER



The heart of the home is the impressive open-plan kitchen, dining and family room, a superb space designed for modern living and entertaining. Flooded with natural light from bi-folding doors that open directly onto the rear garden, this room seamlessly connects indoor and outdoor spaces. The kitchen itself is beautifully appointed with Silestone worktops and high-specification Siemens integrated appliances, including an eye-level double oven, gas hob, dishwasher and fridge/freezer. A separate utility room with space for a freestanding washing machine and a dryer provides further practicality and direct access to the garden.



# THE UTILITY & WC





On the first floor, the generous principal bedroom offers fitted wardrobes and a stylish en-suite shower room, creating a comfortable and private retreat. There are three further well-proportioned double bedrooms, one of which also benefits from fitted wardrobes and its own en-suite shower room, making it ideal for guests or older children. A modern family bathroom with a three-piece suite completes the upper level.

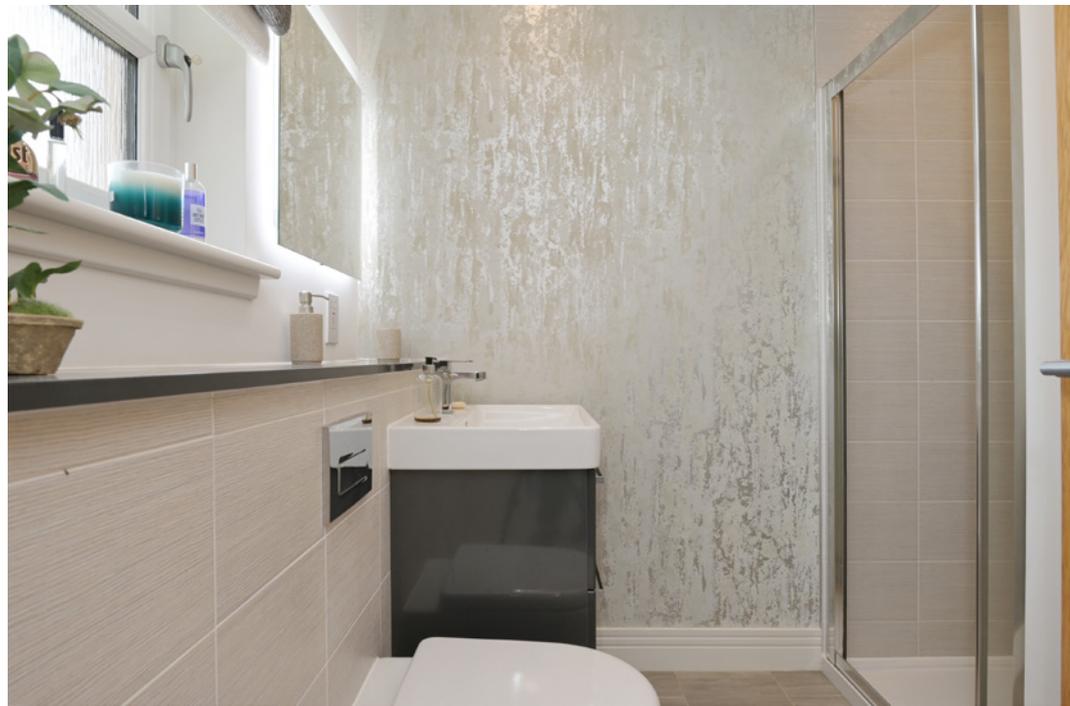
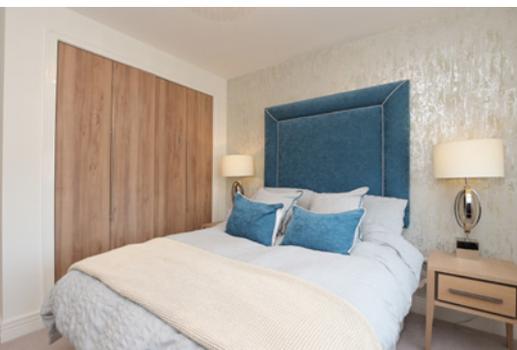
## THE BATHROOM



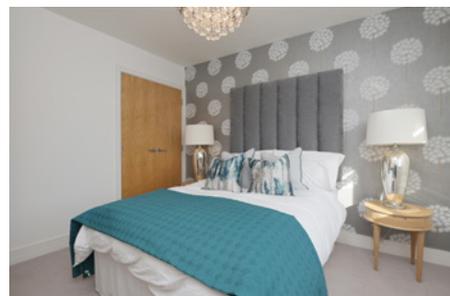
# BEDROOM 1



the generous principal bedroom offers fitted wardrobes and a stylish en-suite shower room



# BEDROOM 2



# BEDROOM 3



# BEDROOM 4



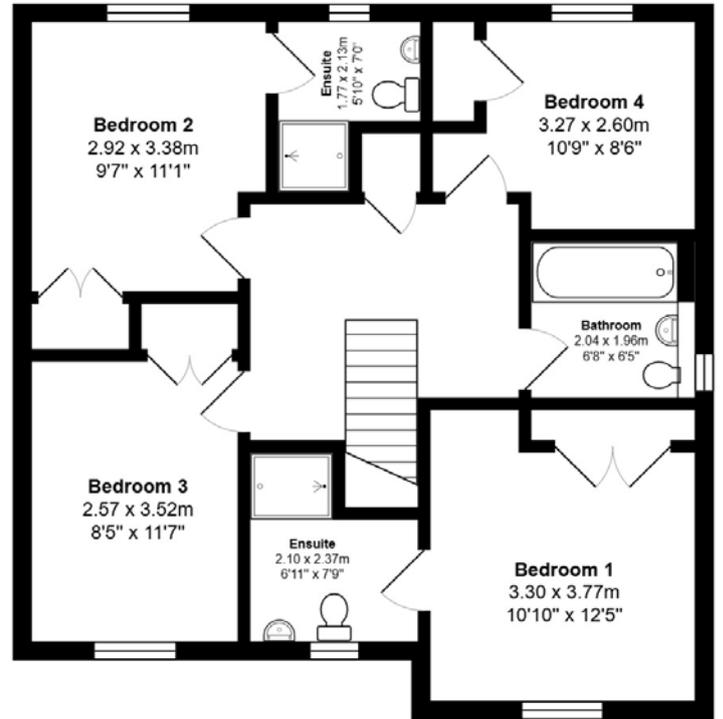
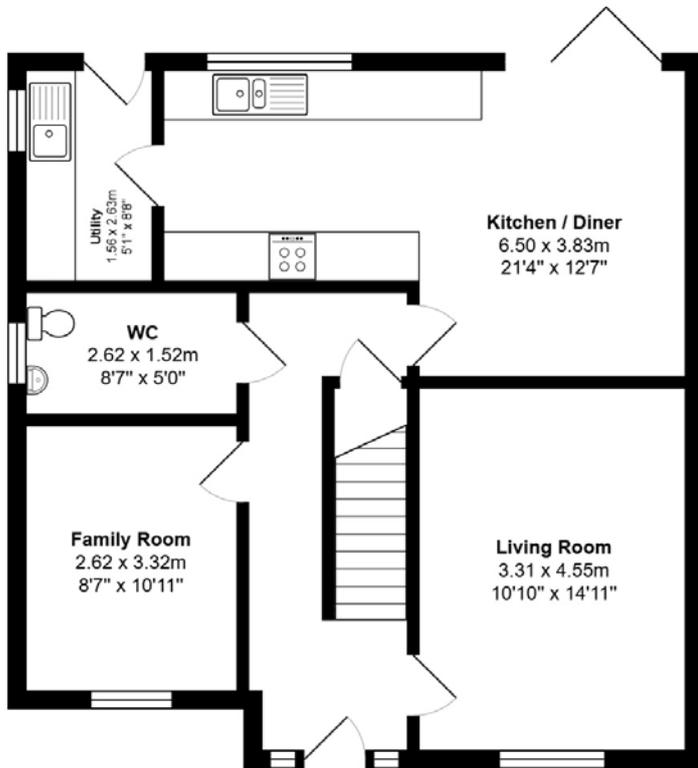
To the rear, the home boasts a fully enclosed garden providing excellent privacy and plentiful space for outdoor entertaining and relaxed family living. To the front, a multi-car driveway gives access to a detached double garage for secure parking or additional storage space.

This outstanding home combines quality craftsmanship, flexible accommodation and modern convenience within a highly regarded residential setting close to excellent local amenities, well-regarded schooling and the beautiful coastline of Belhaven and Dunbar.

# EXTERNALS

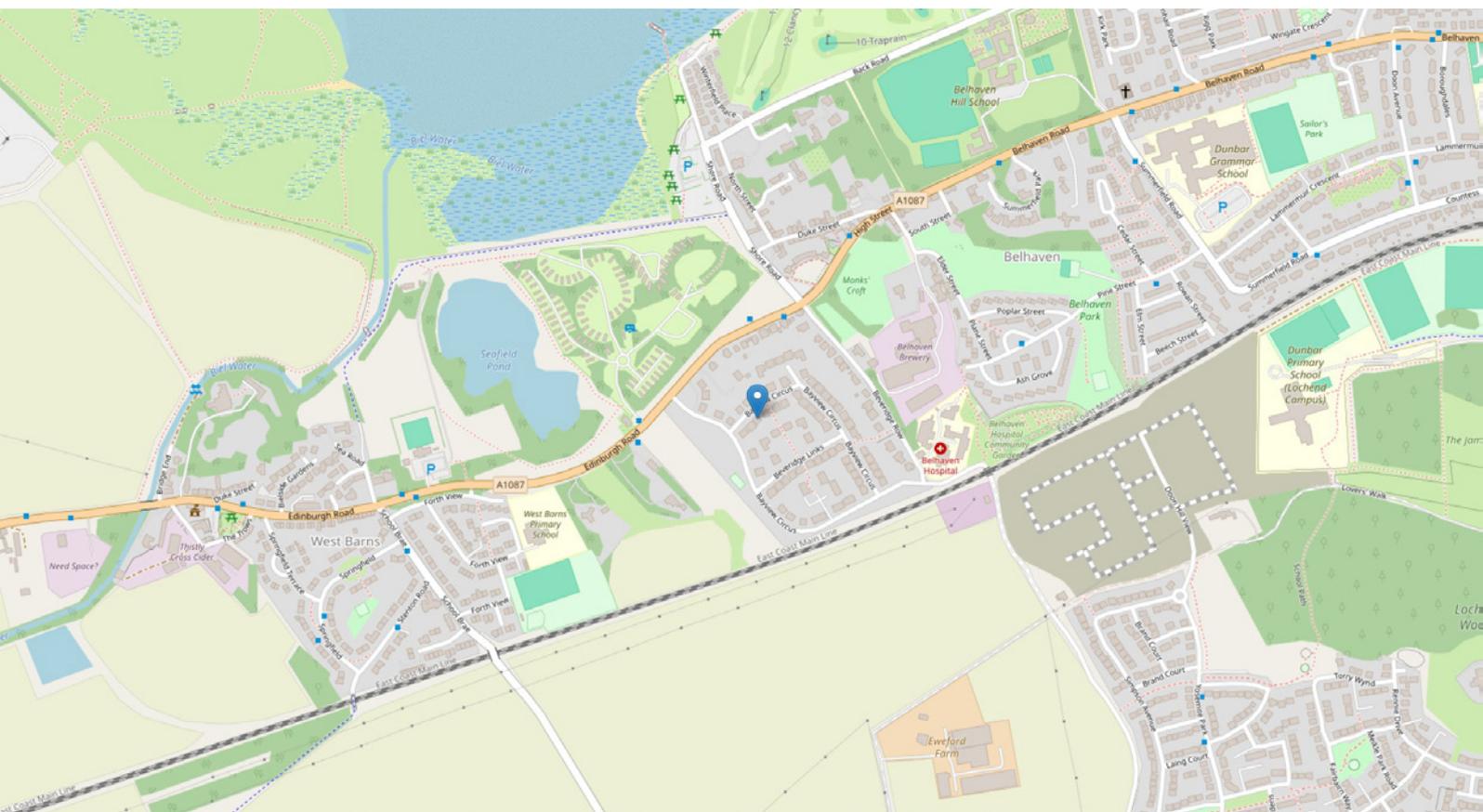


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 134m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Situated approximately thirty miles east of Edinburgh on the A1, Dunbar is a vibrant and highly sought-after coastal town in East Lothian, renowned for its exceptional sunshine record – one of the highest in Scotland – as well as its dramatic coastline and rolling countryside. Often referred to as “Sunny Dunny”, the town enjoys a unique microclimate that enhances its appeal as both a permanent residence and a weekend retreat. Dunbar was granted Royal Burgh status in 1370 and boasts a rich and fascinating history. In medieval times, it was one of Scotland’s most formidable fortresses, and today the evocative ruins of Dunbar Castle stand proudly overlooking the picturesque twin harbour, offering a striking reminder of the town’s strategic importance. The harbour remains a working and leisure focal point, adding to the town’s authentic coastal charm.





The characterful High Street is lined with an attractive mix of independent retailers, cafés, traditional pubs, and well-known stores, interwoven with historic buildings and quaint vennels that hint at the town's past. Residents benefit from a comprehensive range of everyday amenities, including supermarkets, banking and postal services, healthcare facilities, and schooling at the primary and secondary levels. Dunbar's excellent provision means that most daily needs can be met locally, contributing to its strong sense of community and convenience.

For leisure and recreation, the town offers exceptional facilities. The popular Dunbar Leisure Pool features a wave machine, flumes, and family-friendly water attractions, alongside a fully equipped gym, health suite, sauna, steam room and fitness classes. Golf enthusiasts are particularly well served, with two highly regarded courses: Dunbar Golf Club, a historic links course currently benefiting from redevelopment plans including a new golf academy, and Winterfield Golf Club, offering spectacular clifftop views across the Firth of Forth. Outdoor pursuits are central to life in Dunbar. The nearby John Muir Country Park, birthplace of the conservationist John Muir, provides woodland, dunes and expansive beach landscapes ideal for walking, cycling, and wildlife watching. To the south, the Lammermuir Hills offer peaceful rural scenery, while the dramatic cliff-top sections of the John Muir Way deliver breathtaking coastal panoramas and invigorating sea air. Whether sailing, paddleboarding, hiking, or simply enjoying a seaside stroll, Dunbar caters perfectly to an active lifestyle.

Despite its tranquil setting, Dunbar offers excellent connectivity. The town lies just half a mile from the main A1 trunk road, providing swift access to Edinburgh and onward to the wider Scottish motorway network. Dunbar railway station sits on the East Coast Main Line, offering regular services to Edinburgh Waverley and direct routes south to London King's Cross, making it an attractive base for commuters. Edinburgh Airport is also within comfortable driving distance, facilitating national and international travel.

Combining coastal beauty, rich heritage, modern amenities and excellent transport links, Dunbar offers an enviable balance of lifestyle and convenience, an ideal setting in which to call home.



**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.