



60 KELLIE PLACE

DUNBAR | EAST LoTHIAN



RETTIE





60 KELLIE PLACE

DUNBAR, EAST LoTHIAN, EH42 1GF.

A superb detached 4-bedroom family home, with mature garden and integral garage, within walking distance of the amenities of Dunbar, and within commuting distance of Edinburgh.

Dunbar Town Centre 1-mile, North Berwick 13 Miles, Edinburgh 29 miles, Edinburgh Airport 38 miles (All distances are approximate).

ACCOMMODATION

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Dining Room, Kitchen, Conservatory, Utility Room and Cloakroom.

First Floor: Landing, Principal Bedroom with Dressing Area and En Suite Shower Room, Three further Double Bedrooms, Family Bathroom and a Linen Cupboard.

Garage: Large integral garage, with built in shelving.

Garden: Private rear garden, laid to lawn with a raised deck, mature herbaceous border and interspersed with specimen trees.

About: 0.09 Acres





SITUATION:

60 Kellie Place Dunbar is a popular coastal town in East Lothian with much to offer. The town centre has excellent independent retail outlets, restaurants and a wide range of community and recreational facilities including a leisure centre and swimming pool, harbour and various beaches all within walking distance of the property. There are two private nurseries, a primary school and grammar school all within close proximity. Private schooling is available at Belhaven Hill in Dunbar, The Compass School in Haddington, Loretto in Musselburgh and further choices available in Edinburgh. There is easy access to Edinburgh City Centre by train (21 - 25 minutes) from the main line railway station in Dunbar. There is also a regular bus service and easy access to the A1 and City Bypass, with Edinburgh city centre being some 45 minutes by car. The John Muir Way, Belhaven beach and Dunbar and Winterfield Golf Club are nearby, and East Links Farm, John Muir Country Park, Foxlake Water Sports, the Lammermuir Hills are all within easy reach.

DESCRIPTION:

60 Kellie Place is a detached house with a brick façade under a tiled roof, with well-appointed and spacious accommodation offered across two floors, making it ideal for modern family living.

A shared road arrives to a private driveway and parking in front of the integral garage and front garden, with a paved path leading to the front door, which opens to an entrance vestibule and hall giving access to the principal rooms on the ground floor.

The sitting room has a large bay window overlooking the front garden and features a gas fire under a wooden mantle. The entrance hall opens to an open plan dining room, that is open to both the kitchen with utility room and conservatory. The dining room is a generous size and offers space for a dining table, with double doors opening to the kitchen which has a range of wall and base mounted, with appliances including an integrated oven with grill above, 4 ring induction hob, fridge/freezer, dishwasher and basin with views over the garden. From the kitchen a door opens to a utility room which has a basin and is plumbed for a washing machine, with a door opening to the integral garage and another to the rear garden.

From the dining room double doors open to a spacious conservatory which is bathed in natural light, with a stone tiled floor and double doors that open to the decking and garden. Completing the accommodation on the ground floor is a cloakroom with wc and basin.

From the entrance hall stairs alight to the first-floor landing, giving access to the principal bedroom with dressing room and an en suite shower room, three further double bedrooms one with en suite shower room, a family bathroom and a linen cupboard. The principal bedroom suite is a generous size with built in wardrobes and steps down to a dressing room/study, with an en suite shower room with walk in shower cubicle wc and basin. Across the hall the second double bedroom has built in wardrobes and an en suite shower room with walk in shower cubicle, wc and basin. The two remaining double bedrooms both look out over the rear garden, one of which has built in wardrobes. Completing the accommodation on the first floor is a family bathroom with bath, wc and two basins and a linen cupboard.

Garage:

The garage is a generous size and has double doors opening to the driveway, with a workshop area fitted with extensive cupboard/shelving. An integral door opens to the utility room, and another to the garden.

Garden:

The gardens at 60 Kellie Place, consist of a front and rear garden. The front garden is laid to lawn and planted with mature shrubs and specimen trees. To the rear of the property the garden is laid to lawn with raised decking and a herbaceous border stocked with mature plants shrubs and specimen trees.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Services

Mains electricity water, drainage and gas, with gas central heating.





Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH42 1GF.

EPC – Band C

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620827 827

Council Tax - Band

Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.



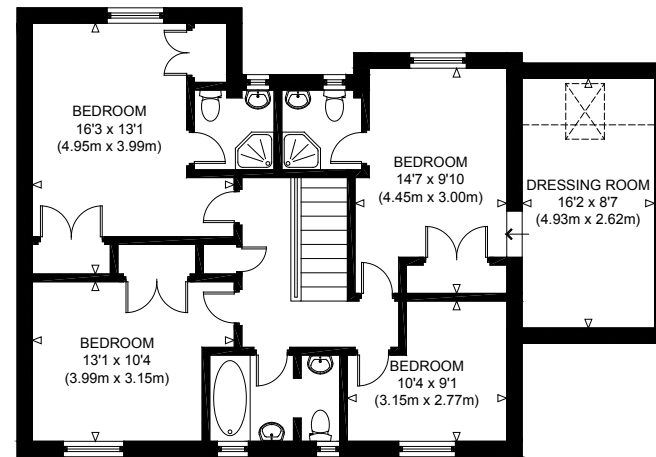
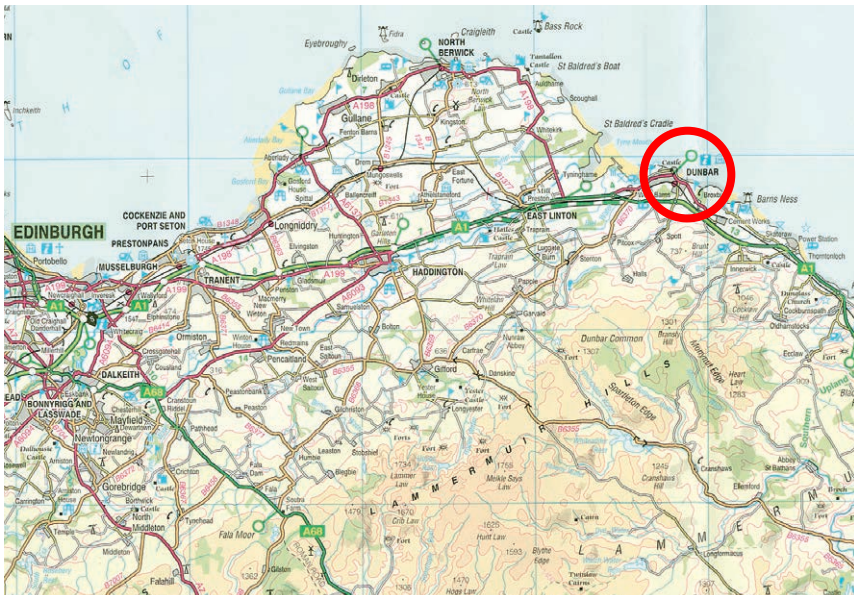
Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

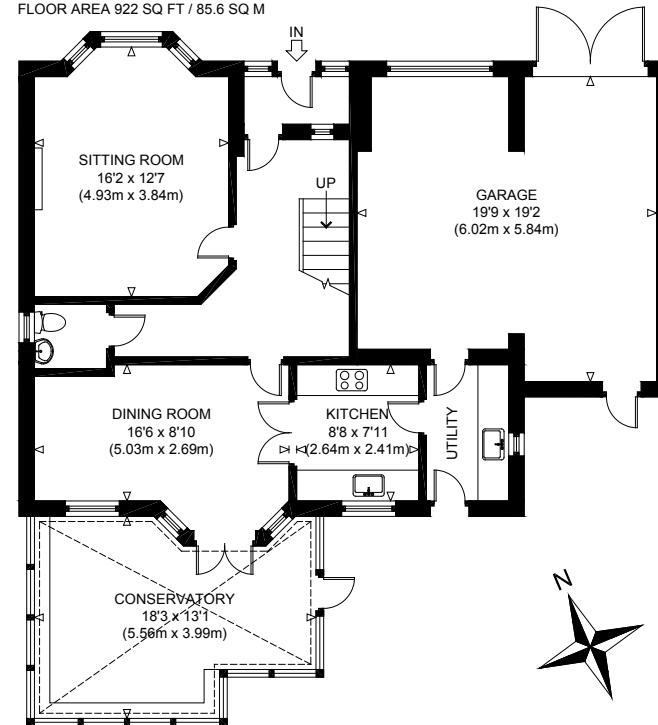
Important Notice:

Rettie & Co, their clients, and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.
4. Some of the photos in this brochure were taken by the client in the Summer months.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 922 SQ FT / 85.6 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1284 SQ FT / 119.3 SQ M

KELLIE PLACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2206 SQ FT / 204.9 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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RETTIE

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Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

Newcastle Upon Tyne

London

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.