



12 LETHAM PLACE

Dunbar, East Lothian, EH42 1AJ.



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A beautiful semi-detached 4-5 bedroom house dating from the 1900's located in the most desirable west end of Dunbar. The property has been lovingly renovated to a high standard throughout whilst still retaining many period features. The property also boasts a west facing garden and is within close proximity to Dunbar's amenities and commutable distance of Edinburgh.

Dunbar Train Station 0.8 miles, Haddington 12 miles, Edinburgh 29 miles, Edinburgh Airport 38 miles (All distances are approximate).

Summary of Accommodation

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Open Plan Kitchen – Dining Room, Playroom/Bedroom 5 and Understairs Storage.

First Floor: First Floor: Landing, Principal Bedroom, Three Double Bedrooms, and a Family Bathroom.

Garden: A beautiful west facing garden with raised flower beds and paved patio area perfect for alfresco dining. There is also a large garden shed which could be utilised as an outdoor office and a further garden shed for storage. There is a small, low maintenance garden to the front of the property.



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Situation:

12 Letham Place is a popular street within close proximity to Winterfield Park which leads to the John Muir Way. Lauderdale Park is within walking distance, along with Dunbar Highstreet which has excellent independent retail outlets, restaurants and a wide range of community and recreational facilities including a leisure centre and swimming pool. Dunbar harbour, the cliff top walk and various beaches including Belhaven Bay are 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 access to the A1 and Edinburgh City Bypass, allowing for an easy commute into Edinburgh city centre. Dunbar and Winterfield Golf Clubs, East Links Family Park, John Muir Country Park, Foxlake Water Sports and the Lammermuir Hills are all within easy reach.



General Description:

12 Letham place is a beautiful semi-detached stone-built villa sitting under a recently renewed slate roof and benefits from double glazing throughout. Access to the property is made via a wrought iron gate that opens to the front garden with a path that leading to the front door. The front door opens to an entrance vestibule, with original tiled floors and a glazed door which opens to the entrance hall, giving access to the principal rooms on the ground floor.



The sitting room is a bright and spacious room with high ceilings, bay window, coving and a central ceiling rose and has a gas fire that has a tiled surround and sits under a stone mantel. From the entrance hall a door opens to the open plan kitchen/dining room, which is a bright and spacious room. The kitchen area has a range of wall and base mounted units with wooden work surfaces and a basin overlooking the rear garden. Modern appliances include a four-ring induction hob, integrated Neff oven and microwave above, dishwasher and integrated fridge and freezer, cupboard housing a washing machine and tumble dryer. The dining area has space for a dining table and chairs with a door opening to the rear garden. The adjacent room is currently utilised as a playroom but could also be used as a bedroom and there is full planning permission for a kitchen/family room extension: plans can be found at the East Lothian Council website (Ref 22/01411/P). Completing the accommodation on the ground floor are two under stairs cupboards providing storage.

From the entrance hall stairs ascend to the first floor and landing giving access to the principal bedroom, three further double bedrooms and a family bathroom. The principal bedroom has a window overlooking the front of the property, with an original fireplace under a wooden mantel. There are two further double bedrooms, one with original fireplace and views over the rear garden. The final double bedroom is currently utilised as an office/living space. Completing the accommodation on the first floor is a beautiful family bathroom with tiled floor, partially tiled walls and Heritage bath with overhead shower and separate handheld shower attachment, basin, heated towel rail and storage cupboard.

The rear garden is predominantly laid to lawn with a paved patio area perfect for al fresco dining, with raised flower beds to the side stocked with colourful plants and specimen trees. To the rear of the garden there is a timber framed shed, which could be utilised as an outside office. To the side of the property is a further garden store and pedestrian access to the front of the property.



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

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

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Items of furniture may be available by separate negotiation.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains Gas with Gas Central Heating, Mains Water, Drainage and Electricity.

Local Authority

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

Council Tax

Band E.

EPC Rating

Band TBC

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.

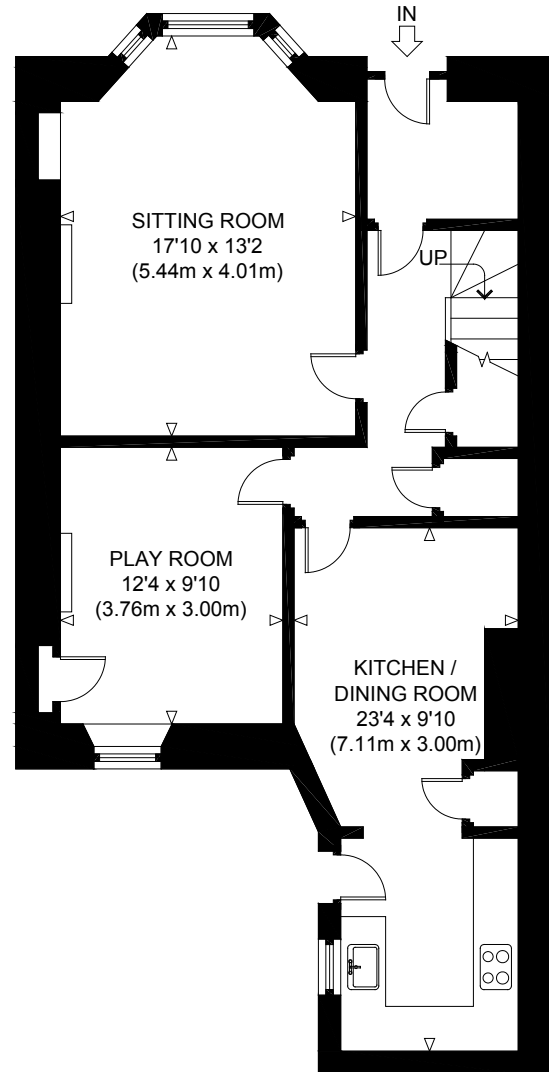
Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

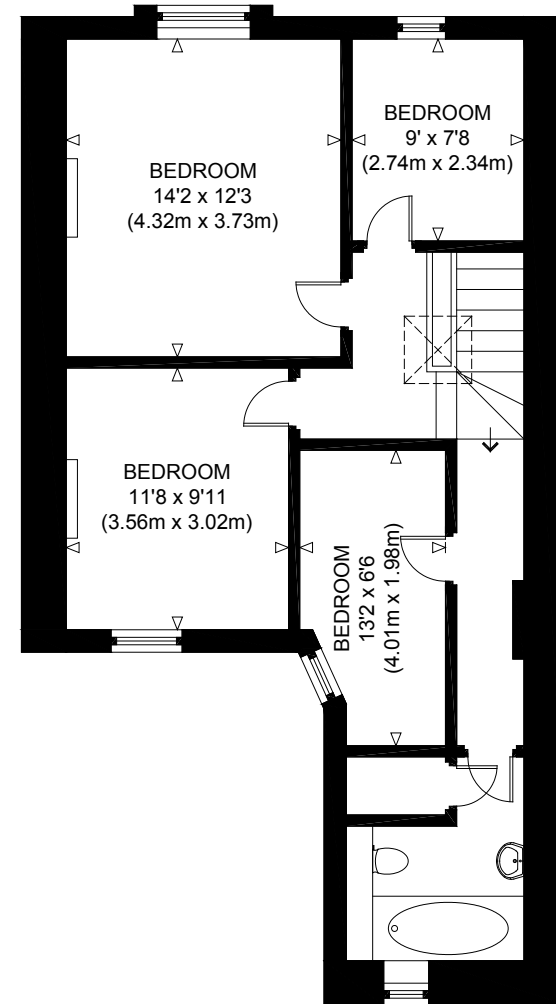
Servitude Rights, Burdens & Wayleaves

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.





GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 714 SQ FT / 66.4 SQ M



FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 657 SQ FT / 61.0 SQ M

LETHAM PLACE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1371 SQ FT / 127.4 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
 Copyright © exposure
 www.photographyandfloorplans.co.uk

RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place
 Edinburgh
 EH3 6DH

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.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry/); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

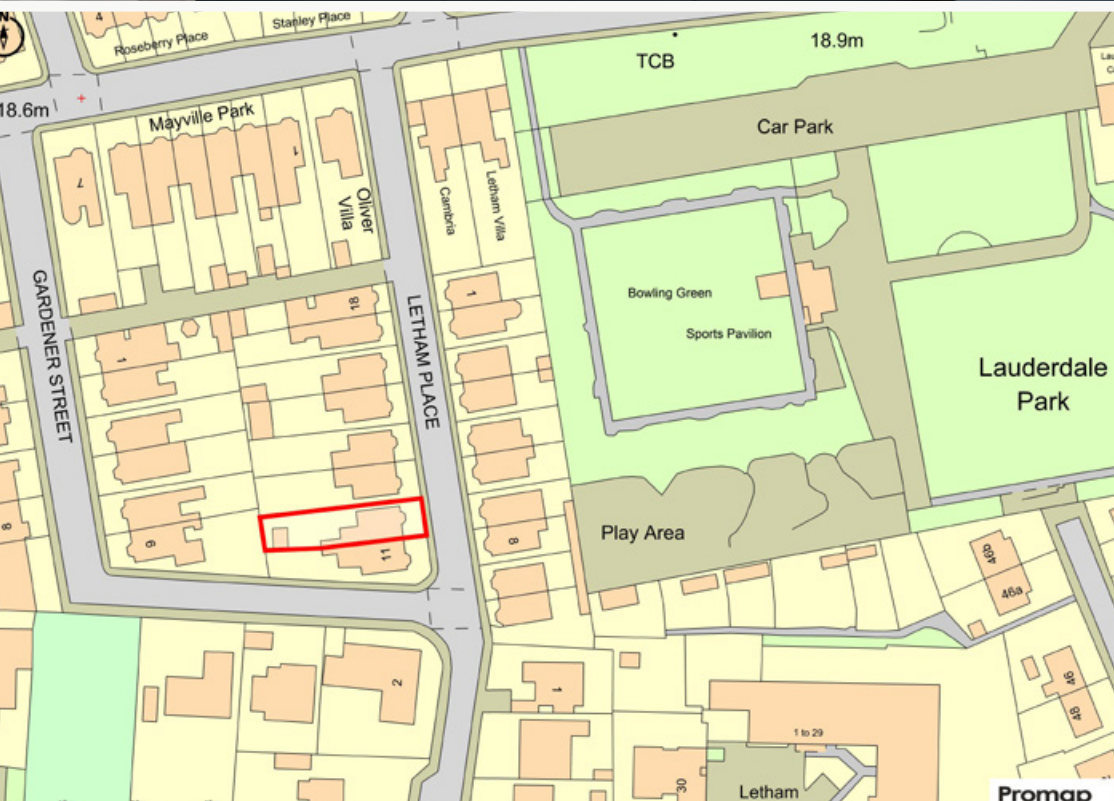
Rettie & Co, their clients and any joint agents give notice that:

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.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

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 especial 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.







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.

RETTIE

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