



## ST. MUNGO, 4 ROXBURGHE TERRACE

*Dunbar, East Lothian, EH42 1LW*



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**A large, terraced family home in the heart of the popular seaside town of Dunbar, within walking distance of the beach and with fantastic views of the Lammermuir Hills to the South**

Dunbar High Street 0.5 miles, Edinburgh 30 miles, Edinburgh Airport 39 miles  
(All distances are approximate).

### Summary of Accommodation

**Ground Floor:** Entrance Vestibule, Reception Hall, Sitting Room, Drawing Room, Kitchen with Pantry and Utility Room.

**Mezzanine:** Bathroom, Shower Room, and Cupboard

**First Floor:** Landing, Principal Bedroom, and Two Further Bedrooms

**Second Floor:** Landing, Two Double Bedrooms, a Study/Office, and Two Large Storage Cupboards

**Garden:** Front garden with lawn and established border, and rear garden with patio and fruit trees.

**About: 0.05 acres**



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### Situation:

4 Roxburghe Terrace lies to the south of Dunbar High Street, off the A1087 and Roxburghe Park. Dunbar is a bustling and vibrant seaside town with an excellent High Street brimming with independent retailers and green grocers, café's, pubs and restaurants, a local Co-Op and Post Office, with a larger Asda supermarket located on the edge of town.

The John Muir Country Park at West Barns, and the nearby Lammermuir Hills to the South offer scenic, tranquil landscapes, rich in natural history which provide a wealth of walking and riding opportunities, whilst golfers are spoilt for choice with Dunbar Championship Golf Course and a further 15 golf courses within 15 miles – including a variety of renowned Links Courses on East Lothian's spectacular coastline. An impressive Leisure Centre and Swimming Pool building occupies a cliffside position overlooking the industrious fishing harbour. Roxburghe Terrace is within the catchment area for Dunbar Primary School and Dunbar Grammar Secondary School, with private schooling available at Belhaven Preparatory School, The Compass in Haddington, and Loretto Junior and Senior School as well as further schooling options in Edinburgh.



Roxburghe Terrace's easy access to the A1 allows for a direct route to the Edinburgh City by-pass and Airport. Commuter links to and from Dunbar are excellent, with the town benefitting from a railway station on the main East Coast line, proving a direct service to Edinburgh's Waverley Station with a journey time of approximately 20 minutes, and high speed services South to Berwick and London.

#### Description:

4 Roxburghe Terrace is an attractive terraced house built from a handsome red sandstone and bursting with a variety of stunning period features; ceiling roses, cornicing, picture rails, fireplaces, bay windows and Edinburgh presses to name a few. With so much versatile accommodation, 4 Roxburghe Terrace suits as a large family home which it has been for the current owners for over 25 years, having been the same family since it was built in 1903.

Steps lead up to the house through the front garden, and the large traditional front door opens to an entrance vestibule which presents an inviting welcome into the house with a traditional mosaic tile floor and space to remove sandy footwear and coats. A half-glazed door with glazed side panels leads into the reception hall which offers access to all the main rooms on the ground floor. The Drawing Room is a beautiful space that opens from the hall and offers bright outlook from a large bay window with traditional sash and case windows and working shutters. A wood burning stove is set within a handsome fireplace.

Returning to the hall, is the Dining Room which offers additional reception space and a large window overlooking the back garden. A door from the Dining Room opens to the Kitchen which is spacious and bright, fitted with a range of base units and wall mounted cabinetry. From the Kitchen there is also access outside to the back garden, the Pantry, and a useful Utility Room which is fitted with further cabinetry and worktops.

Ascending the staircase from the main hall, the mezzanine level offers a bathroom and shower room, both fitted with basin and WC, and a large storage cupboard. The first-floor landing offers access to three large double bedrooms. The Principal bedroom is adorned with attractive period features and benefits from a large bay window with southerly aspect, and a grand feature marble fireplace. A further double bedroom offers sea views to the north with ample room for bedroom furniture and storage within an Edinburgh Press. A third bedroom completes the accommodation on this level.

Further stairs lead up to the second floor which offers further flexible accommodation with two additional double bedrooms, and a study/single bedroom. The largest of the double bedrooms on this level is currently used as an additional sitting room, with a working open fire and a bay window with wonderful views to the Lammermuir Hills.

#### Garden:

4 Roxburghe Terrace benefits from charming front and rear gardens. The front garden is a traditional terraced garden with a lawn area bounded by gravel and flanked by an established bay tree and hedging for shelter and screening. There is also a low stone wall and an iron gate enclosing the front garden which faces south and is a sunny spot to enjoy basking outside. At the back of the house is a spacious rear garden enclosed by high walls, with a gate out to Roxburghe Park and access to the Golf Club and the beach beyond. The rear garden is paved with astro turf grass laid on top, and has a bright and colourfully planted raised bed, with established fruit trees that provide privacy.





**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, drainage, and water, with mains gas central heating.

**Viewing**

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

**Satellite Navigation**

For the benefit of those with satellite navigation the postcode for the property is EH42 1LW

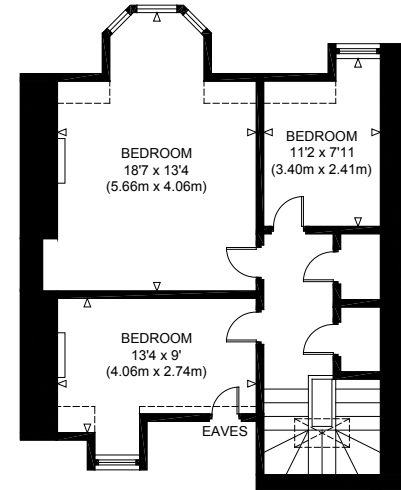
**EPC – Band TBC**

**Local Authority**

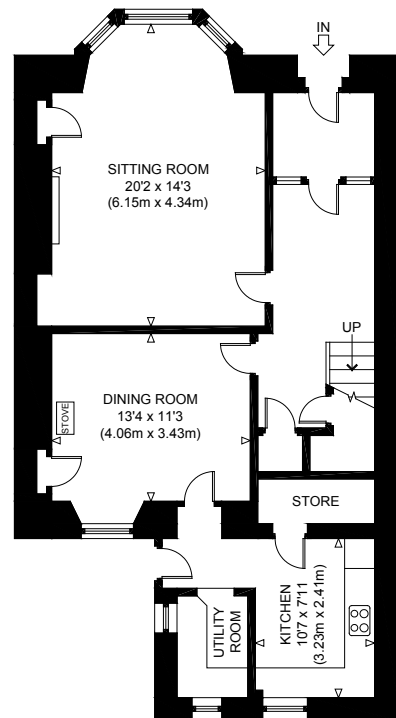
East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827



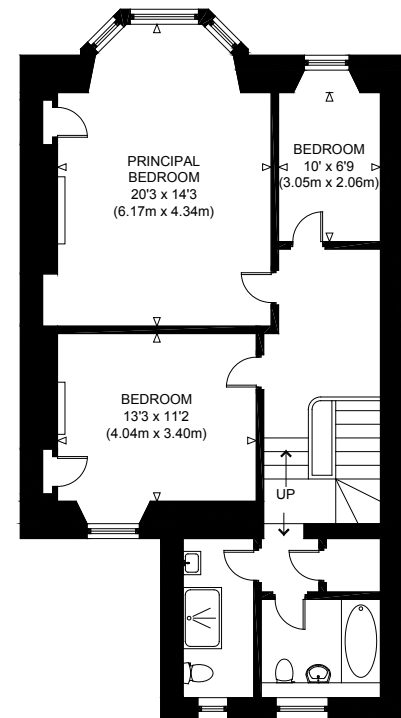
ROXBURGHE TERRACE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2218 SQ FT / 206.1 SQ M  
 (INCLUDING AREAS OF RESTRICTED HEIGHT)  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.  
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SECOND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 562 SQ FT / 52.3 SQ M



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 827 SQ FT / 76.8 SQ M



FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 829 SQ FT / 77.0 SQ M

RETTIE

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11 Wemyss Place  
 Edinburgh  
 EH3 6DH

Plan produced for Rettie & Co. in accordance with RICS International Property Measurement Standards.  
 All plans are for illustration purposes and should not be relied upon as statement of fact.  
 Please note areas within curved and angled walls are approximated.



**Council Tax – Band F**

**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 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 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.

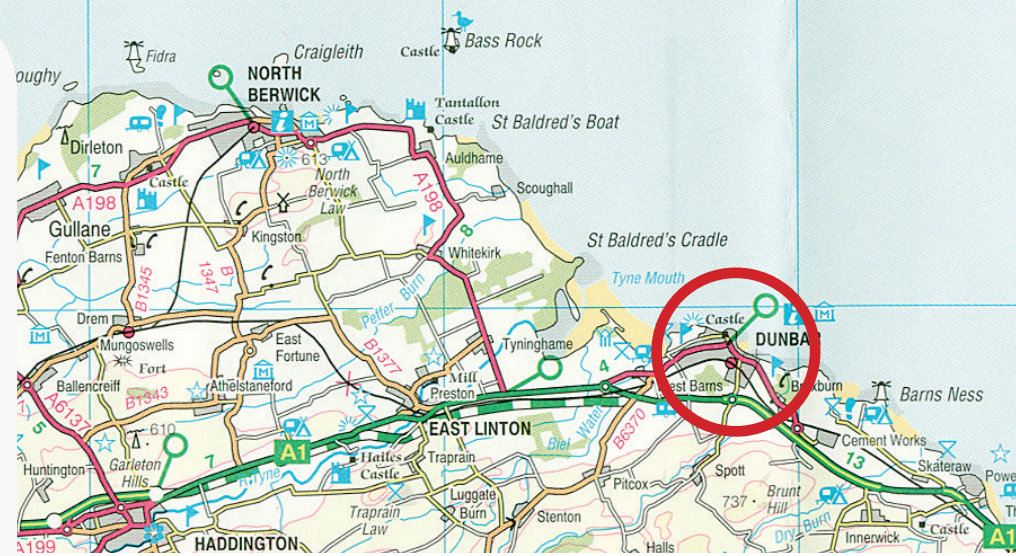
**Servitude Rights, Burdens & Wayleaves:**

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, 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.







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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✉ [mail@rettie.co.uk](mailto:mail@rettie.co.uk)

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