



46 KELLIE PLACE

Dunbar, East Lothian, EH42 1GF.



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An attractive 4-bedroom family home, with private rear garden and integral garage, situated within a popular development in Dunbar, within walking distance of amenities and commuting distance of Edinburgh.

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

Summary of Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Kitchen-Dining Room and Cloakroom.

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

Garden: Front and Rear Garden predominantly laid to lawn. The rear garden is a generous size and features a herbaceous border which is well stocked with mature plants and specimen trees.



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Situation:

46 Kellie Place is situated in a popular development in the beautiful coastal town of Dunbar. 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.

General Description:

46 Kellie Place is approached via a shared road that arrives to a private block paved driveway, where there is space for parking in front of the single garage. A paved path leads up to a covered porch and the front door, which opens to a welcoming entrance hall.

The sitting room is a bright and spacious room with a bay window overlooking the front garden, with solid oak wood floor and a fireplace with wooden mantel above. Across the hall is the kitchen/dining room which has a sliding door that opens to the rear garden. The kitchen has a range of wall and base mounted units, an alcove with shelving, and modern appliances including an oven with four ring gas hob above, fridge/freezer, Bosch dishwasher and Hotpoint washing machine, with basin overlooking the rear garden. There is space for a dining table and chairs, with a sliding door that opens to the rear garden that has a paved patio area, perfect for al fresco dining. Completing the accommodation on the ground floor is a spacious cloakroom, with WC and basin.



Stairs ascend to the first floor and landing giving access to the principal bedroom with en suite shower room, three further double bedrooms and a family bathroom. The principal Bedroom has a bay window overlooking the front garden with double built-in wardrobes and an en suite shower room with a walk-in shower cubicle, WC and basin. The adjacent room is a double bedroom overlooking the front of the property. To the rear of the property there are two further double bedrooms, one with storage cupboard, one with built-in wardrobes providing hanging and shelving. Completing the accommodation on the first floor is a family bathroom, which has a bath with overhead shower attachment, WC and basin, and a cupboard housing the hot water cylinder.

Garden:

There is a front and rear garden at the property; the front garden is predominantly laid to lawn, the rear garden is predominantly laid to lawn with a patio area, perfect for alfresco dining. There is a herbaceous border, with a range of specimen trees and mature shrubs and plants. To the side of the garden there is a room for a garden shed and there is a glazed door opening to the single garage.

Garage:

The single garage has a manual door with electricity, and there is a side access via a pedestrian gate 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 1GF.

Fixtures and Fittings

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

Entry & Possession

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

Services

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

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 C.

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.

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; 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

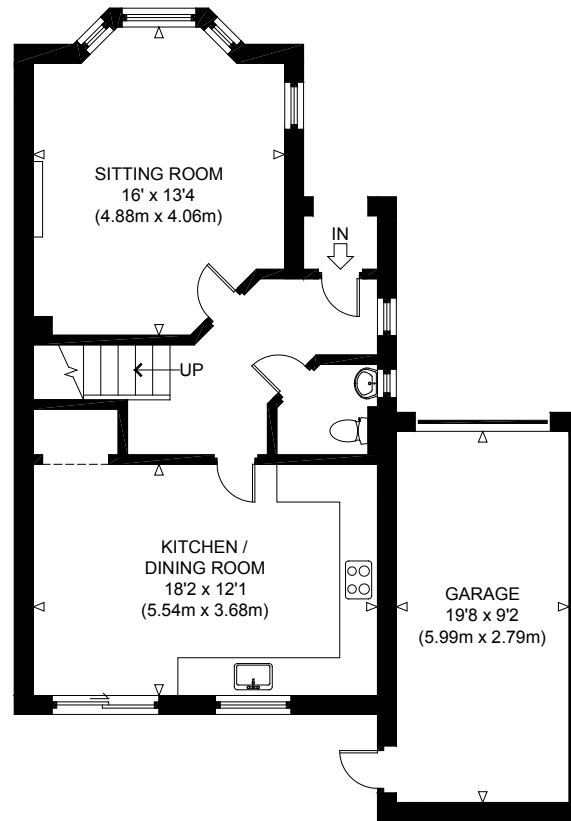
Rettie & Co, their clients and any joint agents give notice that:

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.

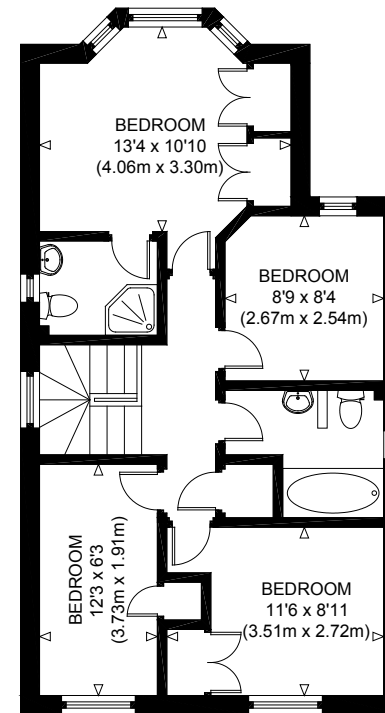
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party 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.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 762 SQ FT / 70.8 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 584 SQ FT / 54.3 SQ M

KELLIE PLACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1346 SQ FT / 125.1 SQ M
(INCLUDING GARAGE)

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

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RETTIE

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11 Wemyss Place
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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.

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