



## ASHFIELD COTTAGE

*Station Road, Dunbar, East Lothian, EH42 1JU.*







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**A fantastic 4-5 bedroom detached family home, with private garden and grounds, within close proximity of Dunbar train station and town centre.**

Dunbar Train Station 0.2 miles, East Linton 7 miles, Haddington 12 miles, Edinburgh 29 miles, Edinburgh Airport 38.5 (All distances are approximate).

### Accommodation

**Ground Floor:** Entrance Vestibule, Entrance Hall, Dining Room, Sitting Room, Kitchen-Breakfast Room, Sunroom, Principal Bedroom and En Suite Shower Room, Double Bedroom and a Family Bathroom.

**First Floor:** A large landing which could be utilised as a 5th bedroom, Two Double Bedrooms and a Shower Room.

**Garden:** The gardens at Ashfield Cottage consist of a front garden and two side gardens, offering a patio area, perfect for alfresco dining and an area of lawn, with colourful herbaceous borders, with a garden shed.

**Outbuildings:** There is a single garage which is currently utilised as a store and also a garden tool shed.



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### Situation:

Ashfield Cottage is located in the heart of Dunbar, by the junction of Station Road and Countess Road. It is just minutes' walk from Dunbar Railway Station making it the perfect location for commuters. The house is close to excellent facilities and amenities including bus stops, library, the Parish Church, Bowling Green and Medical Centre. It is within easy walking distance to Dunbar High Street which has excellent independent retail outlets, cafes, restaurants and a wide range of community parks and recreational facilities including a leisure centre and swimming pool. Dunbar Harbour, Lauderdale Park, the cliff top promenade and various beaches including Belhaven Bay are all within walking distance of the property. On the outskirts of the town there is a large garden centre and an Asda supermarket.

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:

Ashfield Cottage is approached from the main road and is nestled behind a high stone wall with pillared gates opening to a private gravelled driveway, giving access to the house and ample parking within the driveway and room to turn a car at the foot of the driveway in front of the single garage.





Ashfield Cottage is an immensely pretty detached house featuring a whitewash façade under a slate roof and offers comfortable accommodation over its two floors. From the driveway a path leads through a beautiful front garden arriving to an entrance porch which gives way to an entrance vestibule and hall, giving access to the principal rooms on the ground floor. From the entrance hall there is a formal dining room, which overlooks the front garden, with an electric fire sitting under a tiled mantel. Within the dining room there is a spacious under stairs cupboard and ample space for a dining table and chairs. The hall gives way to a spacious sitting room, which is bathed in natural light from the roof light above and features double doors that open to the glazed garden/conservatory room, with double doors that open to the garden. Adjacent to the sitting room is the kitchen/breakfast room which has a range of wall and base mounted units with basin with modern appliances, which include: An oven with four ring induction hob, a freestanding fridge/freezer and integrated Bosch washing machine, with a central island breakfast bar, with cleverly concealed cupboard with sliding door. A door opens to a rear hallway, giving access to the principal bedroom, which has lovely views over the front garden, built-in wardrobes and an en suite shower room, with walk-in shower cubicle, WC and basin. From the rear hall a door leads out to the side garden, where there are steps down onto a patio area, where there is a brick outdoor storage shed which also houses the tumble dryer.

Completing the accommodation on the ground floor, is a double bedroom, with views over the front garden and a family bathroom, with bath with overhead shower, WC and basin, and a bank of extensive cupboard space in the hall.

Stairs ascend to the first floor and landing. This space is currently used as an office space/music room but could be utilised as a 5th bedroom with an adjacent shower room. A door opens to a double bedroom, with built-in wardrobes and views over the front garden, with a door opening to a further double bedroom, which has two spacious storage cupboards. A secondary staircase then returns to the ground floor.

### Garden

The gardens at Ashfield Cottage comprise three areas of garden, the front garden, side garden with patio and side garden with lawn. The front garden is predominantly laid to lawn, with colourful flowerbeds, planted with roses, lavender and daisies, providing colour throughout the year. The side garden is sheltered by a high stone wall and has a central lawn with a hedge border and is interspersed with specimen trees. There is a garden shed, which has ample space for storage. The side garden closest to the house is predominantly laid to lawn, bordered by flowerbeds, which have a range of mature plants, shrubs and roses. There is a paved patio area, perfect for al fresco dining, with steps leading back up to the garden room and back door.





## 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 1JU

### Fixtures and Fittings

All items listed in the sales particulars are included in the sale. All white goods will remain.

### Entry & Possession

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

### Services

Mains Water, Electricity, Drainage and Gas Central Heating.

### Local Authority

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

### Council Tax

Band G.

### EPC Rating

Band E.



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### 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

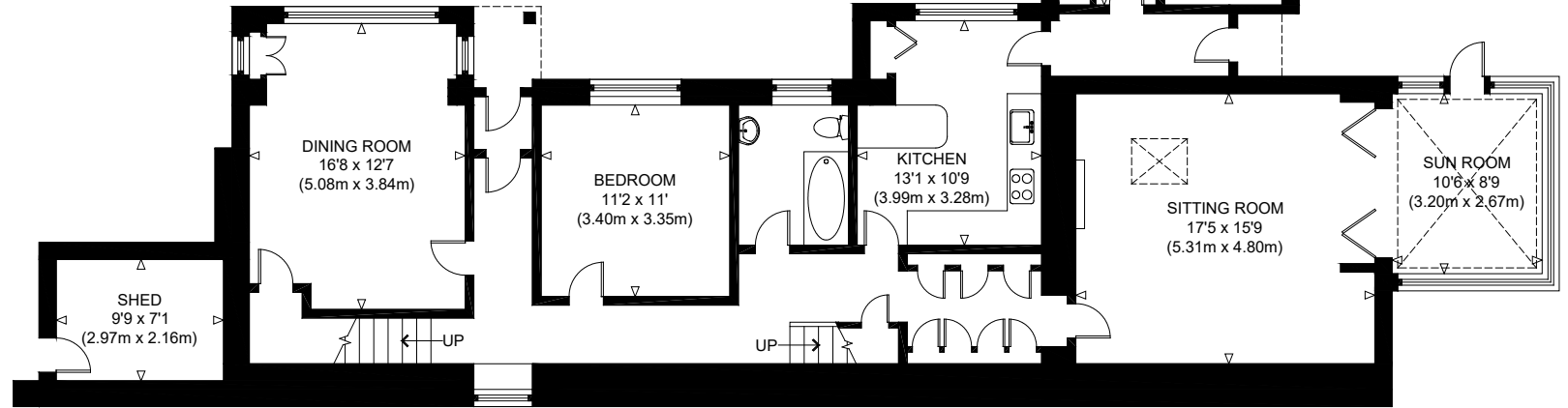
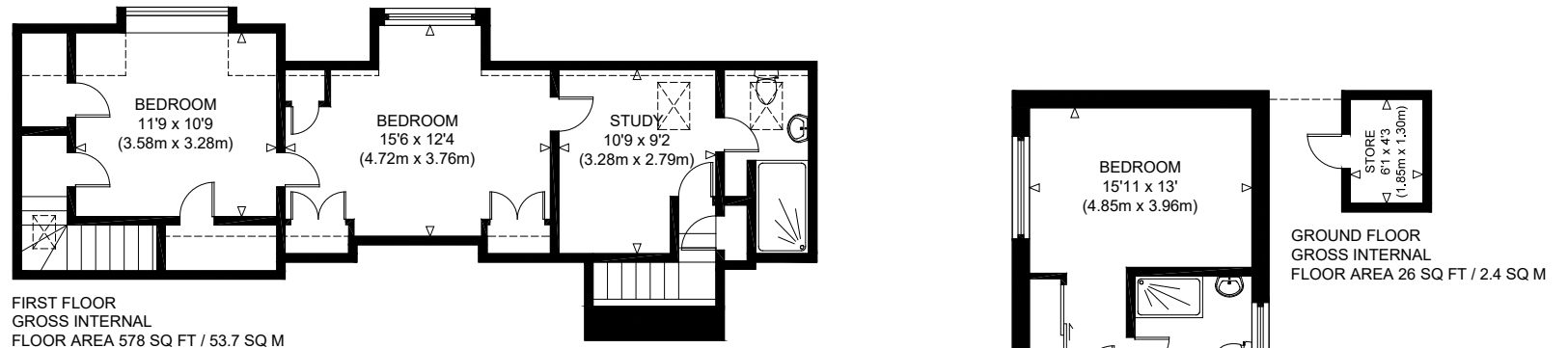
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes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











**ASHFIELD COTTAGE**  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2131 SQ FT / 198.1 SQ M  
 (INCLUDING AREAS OF RESTRICTED HEIGHT)  
 EXTERNAL OUTBUILDING FLOOR AREA 26 SQ FT / 2.4 SQ M  
 TOTAL COMBINED FLOOR AREA 2157 SQ FT / 200.6 SQ M  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.

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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](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.thelondonoffice.co.uk](http://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.

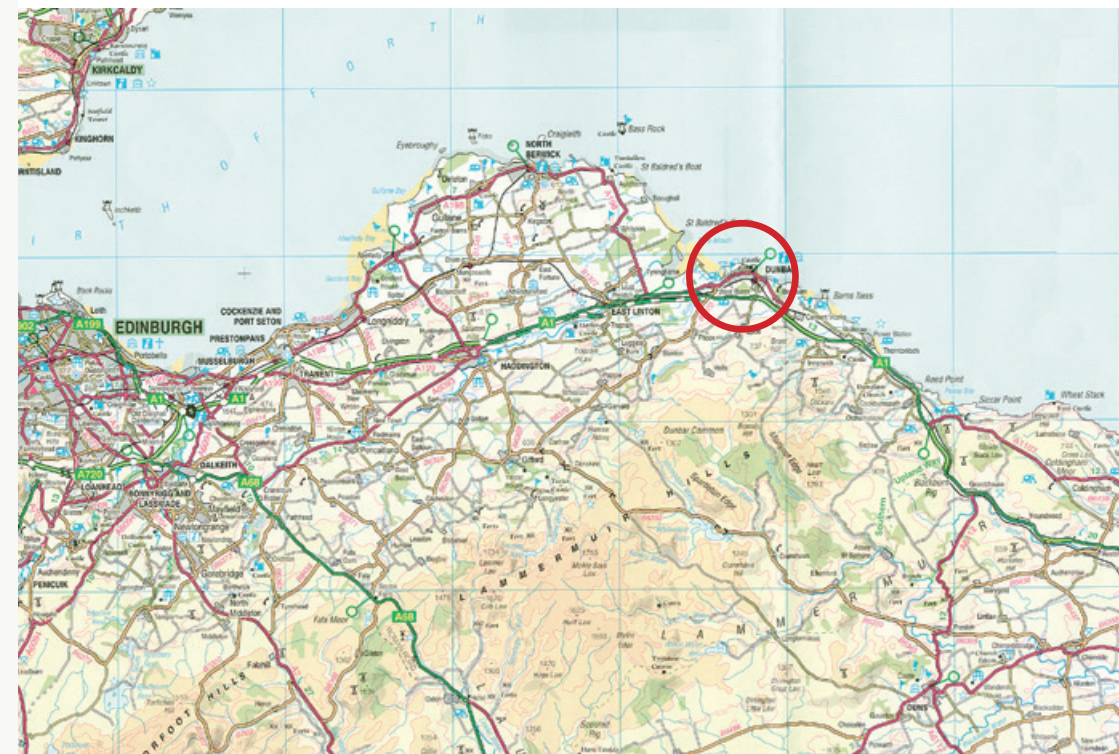
### Important Notice

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.







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

📞 0131 624 4183

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

🏠 11 Wemyss Place  
Edinburgh  
EH3 6DH

