



12 MARINE ROAD

Dunbar, East Lothian, EH42 1AR..



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A beautiful double-upper four bedroom home, set on the coast of Dunbar with breathtaking sea vistas.

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

Summary of Accommodation:

First Floor:

Entrance Vestibule, Entrance Hall, Sitting Room, Kitchen, Dining Room, Living Room and Family Bathroom.

Second Floor:

Landing, Principal bedroom, Three Further Double Bedrooms and Shower Room.

Garden:

A beautiful west facing garden with a decked patio area perfect for alfresco dining.

Outbuildings:

Garden shed and log store.



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Situation:

12 Marine Road is on a popular street within close proximity of Winterfield Park which leads to the John Muir Way. Lauderdale Park is within walking distance, along with Dunbar High Street 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 Marine Road is a beautiful double-upper stone-built villa sitting under a slate roof and benefits from double glazing throughout. Access to the property is provided via a drive to the rear of the property where there is designated parking that opens to the garden with an external stairs ascending to the front door. The front door opens to an entrance vestibule, with a large storage cupboard and stairs rising to the principal rooms on the first floor.

The Sitting Room is a bright and spacious room with high ceilings with ornate corning and a central ceiling rose, a bay window with breathtaking sea vistas, and a wood burning fire that has a tiled surround beneath a marble mantel. From the entrance hall a door opens to the open plan kitchen/dining room, which is a bright and spacious room and has a range of wall and base mounted units with wooden work surfaces, large pantry cupboard and a sink overlooking the garden. Modern appliances include a five-ring gas hob, integrated oven and a free-standing fridge and freezer, with space for a breakfasting table. The adjacent room is currently utilised as a dining room but could also be used as a bedroom. Completing the accommodation on the first floor is a family room with vistas over Winterfield Park and a family bathroom, with a separate shower unit.

From the entrance hall stairs ascend to the second floor landing giving access to the principal bedroom, three further double bedrooms and a family bathroom. The principal bedroom has a window with serene sea views over to Dunbar Castle and Harbour. There are three further double bedrooms, one with a wash basin and views over the rear garden. Completing the accommodation on the first floor is a beautiful Shower room.

Garden: The garden features a well-maintained, multi-level layout, adorned with a decked area, ideal for alfresco dining. There is a large garden shed, log store and a gate provides access to Winterfield Park. Stairs with a glass balustrade ascend to the front door, with a raised patio with vistas over Winterfield Park, ideal for the summer months.



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 1AR.

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 Water, Electricity, Gas and Drainage.

Local Authority

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

Council Tax

Band - E.

EPC Rating

Band - D.

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.

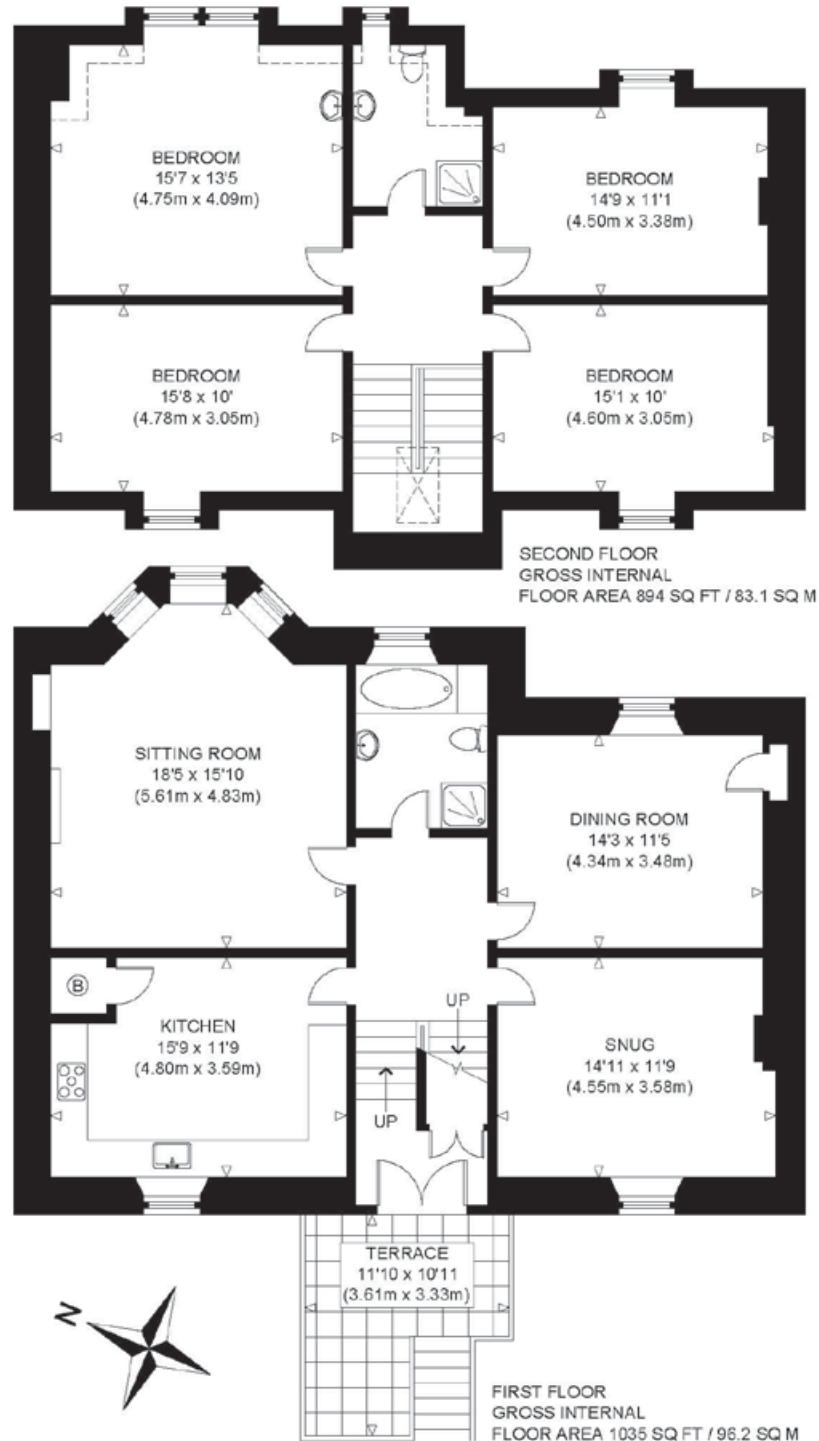
Servitude Rights, Burdens & Wayleaves

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.









MARINE ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1929 SQ FT / 179.3 SQ M
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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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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