



CORBIÈRE

1 Rosebery Place, Dunbar, East Lothian, EH42 1AQ.



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A delightful 4-bedroom end of terrace house, with private front and rear gardens, within close proximity of Dunbar's amenities and commuting distance of Edinburgh.

East Linton 5.8 miles, Haddington 11.7 miles, North Berwick 11.9 miles, Edinburgh 29.9 miles, Edinburgh Airport 38.2 miles (All distances are approximate).

Summary of Accommodation:

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

First Floor: Landing, Principal Bedroom with En Suite Bathroom, Two Double Bedrooms a Family Bathroom and a Linen Cupboard.

Second Floor: Double Bedroom with En Suite Shower Room and Eaves Storage.

Garden: Private Front and Rear gardens, with colourful herbaceous borders.

About: 0.06 Acres



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4



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Situation:

Corbière, 1 Rosebery Place is situated between Winterfield and Lauderdale Park and is within close proximity of 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 close proximity 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:

Corbière is approached via a main road, that arrives to on street parking in front of the house. A wrought iron pedestrian gate opens to a paved path flanked by lawn and a herbaceous border leading up to the front door. The house has a handsome stone façade beneath a tiled roof and is end of terrace with accommodation set out over three floors.

The front door opens to an entrance vestibule with a glazed door opening to the entrance hall giving access to the principal rooms on the ground floor. A generously sized sitting room features a log-burning stove under a wooden mantel and a large bay window overlooking the front garden. A door opens to a dining area, with a decorative fireplace set beneath a slate mantel, with a cupboard housing the Vaillant gas boiler.



Beyond is the kitchen/breakfast room which has a range of wall and base mounted units, with a basin overlooking the side garden. Integrated appliances include a Neff oven, with grill above and warming drawer below, a four ring gas hob and grill, with extractor fan above, a Kenwood dishwasher and space for a washing machine and tumble drier, with an integrated fridge freezer and integrated wine fridge. Adjacent to the kitchen is a cloakroom with WC and wash hand basin, with French doors leading out onto a paved patio area and garden beyond.

Returning to the entrance hall there is an under-stairs cupboard with two access points.

From the entrance hall, stairs ascend to the first floor and landing giving access to a principal bedroom which has a bay window, with built-in cupboards and alcove shelving, with an en suite shower room which has a walk-in shower cubicle, WC and wash hand basin, with heated towel rail.

The adjacent double bedroom is a generous size with fitted wardrobes and shelving, with a view over the rear garden and towards the sea. A further double bedroom has built-in shelving and sea views. Completing the accommodation on the first floor is a family bathroom with bath, with overhead shower attachment, WC and wash hand basin, a large cupboard with shelving and access to a partially floored loft.

From the first-floor landing, stairs ascend to the second floor where there is a further double bedroom with dormer window, with fantastic views over towards the sea with an en suite shower room with walk-in shower cubicle and electric shower, WC and wash hand basin. Completing the accommodation on the second floor is a door to generous eaves storage.

Garden:

The front garden is predominantly laid to lawn, with a gravelled area perfect for al fresco dining, with centrally situated raised herb bed featuring sage, rosemary and fennel. To the front of the house, there is a beautiful array of roses and further herbaceous borders to the side of the garden which are interspersed with mature shrubs and plants. To the side of the front garden, a pedestrian gate opens to the rear garden which has been laid with astro turf, bordered by gravel, with a productive fruit cage featuring raspberries and blueberries, with steps dropping down to a paved patio area perfect for enjoying a glass of wine on a summer's evening. There is a garden shed in the corner providing storage. To the side of the garden, there is additional storage/bin stores.



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 1AQ.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included.

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 F.

EPC Rating

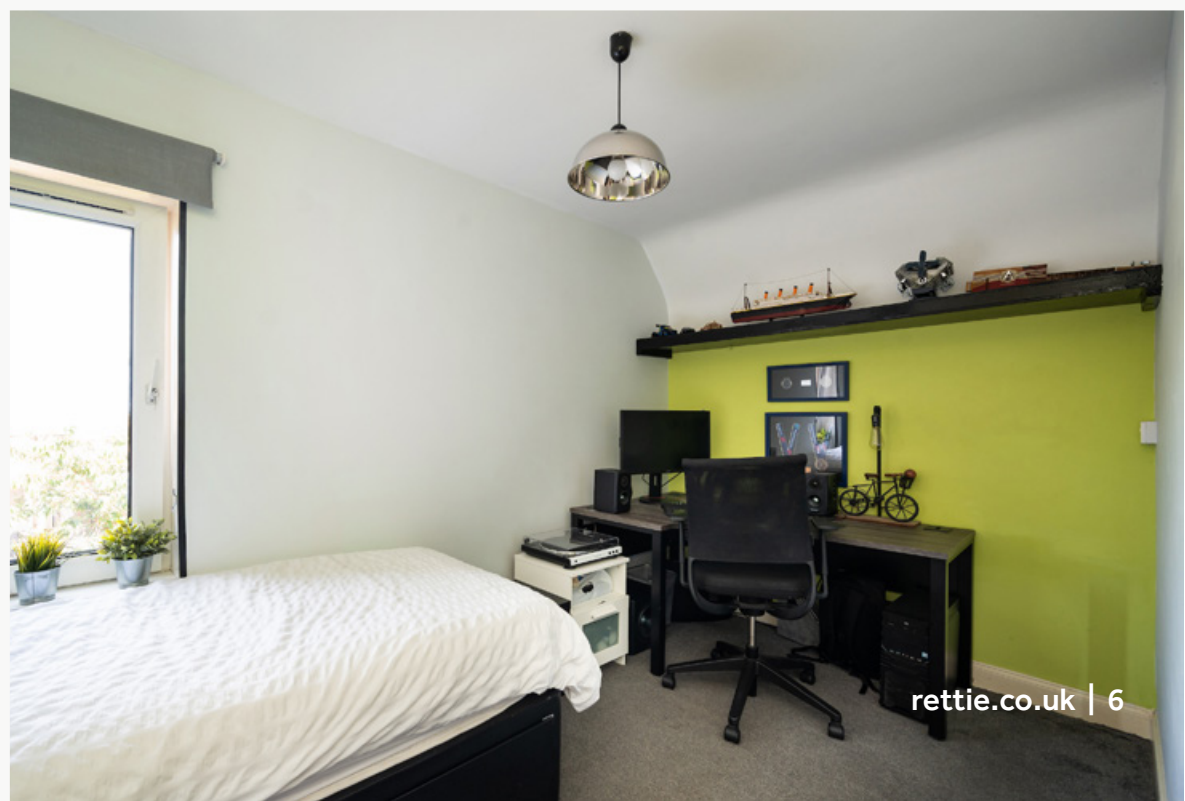
Band D.

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.

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

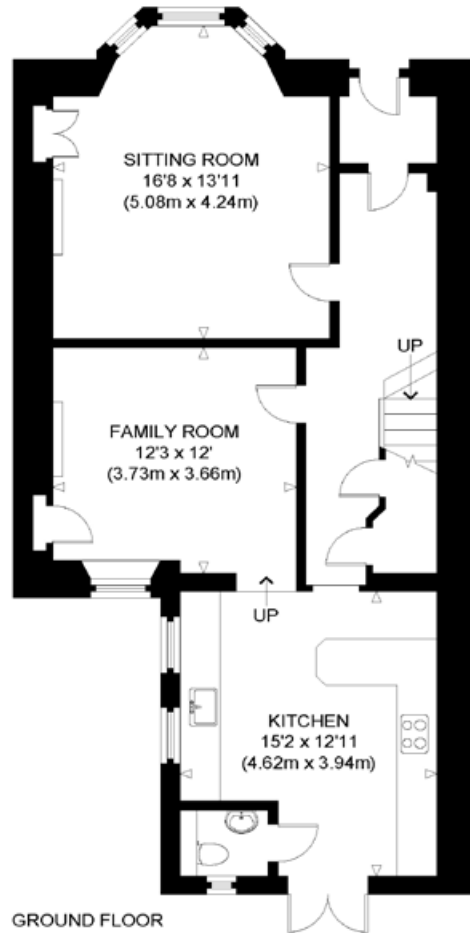
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

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.

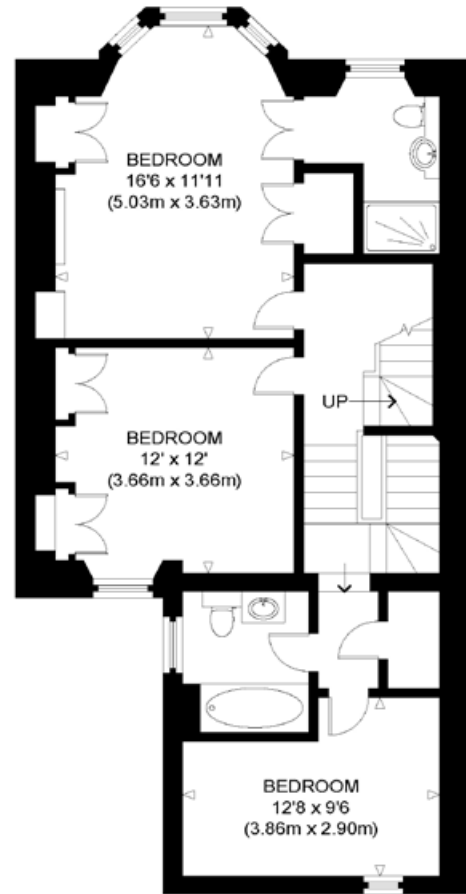
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



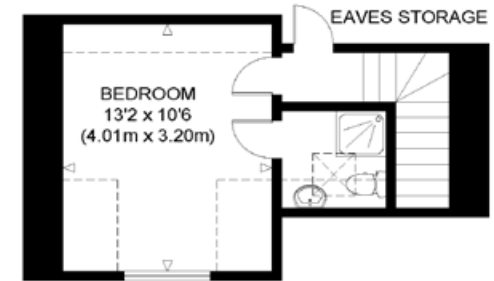




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 732 SQ FT / 68.1 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 738 SQ FT / 68.6 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 212 SQ FT / 19.7 SQ M



ROSEBERY PLACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1682 SQ FT / 156.4 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



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

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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 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

🏠 11 Wemyss Place
Edinburgh
EH3 6DH

