



REDHEUGH

13 Bayswell Park, Dunbar, East Lothian, EH42 1AE.



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An impressive detached 5-bedroom family home, with generous reception rooms, stunning sea views, a private garden and double garage, within close proximity of Dunbar's train station and amenities.

Haddington 12 miles, North Berwick 13 miles, Edinburgh 30 miles, Edinburgh Airport 38 miles (All distances are approximate).

Summary of Accommodation:

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

First Floor: Landing, Drawing Room, Principal Bedroom with Jack and Jill En Suite Bathroom, Double Bedroom with Dressing Area and access to Jack and Jill En Suite Bathroom, Double Bedroom/Study with En Suite Shower Room and a Linen Cupboard.

Second Floor: Landing, Double Bedroom with Dressing Area, Double Bedroom with Dressing Area and En Suite Shower Room and a Separate Family Bathroom.

Garden: Private rear garden which is predominantly laid to lawn with a paved patio area, that links to the side of the house where there is a further terraced patio perfect for alfresco dining.

About:



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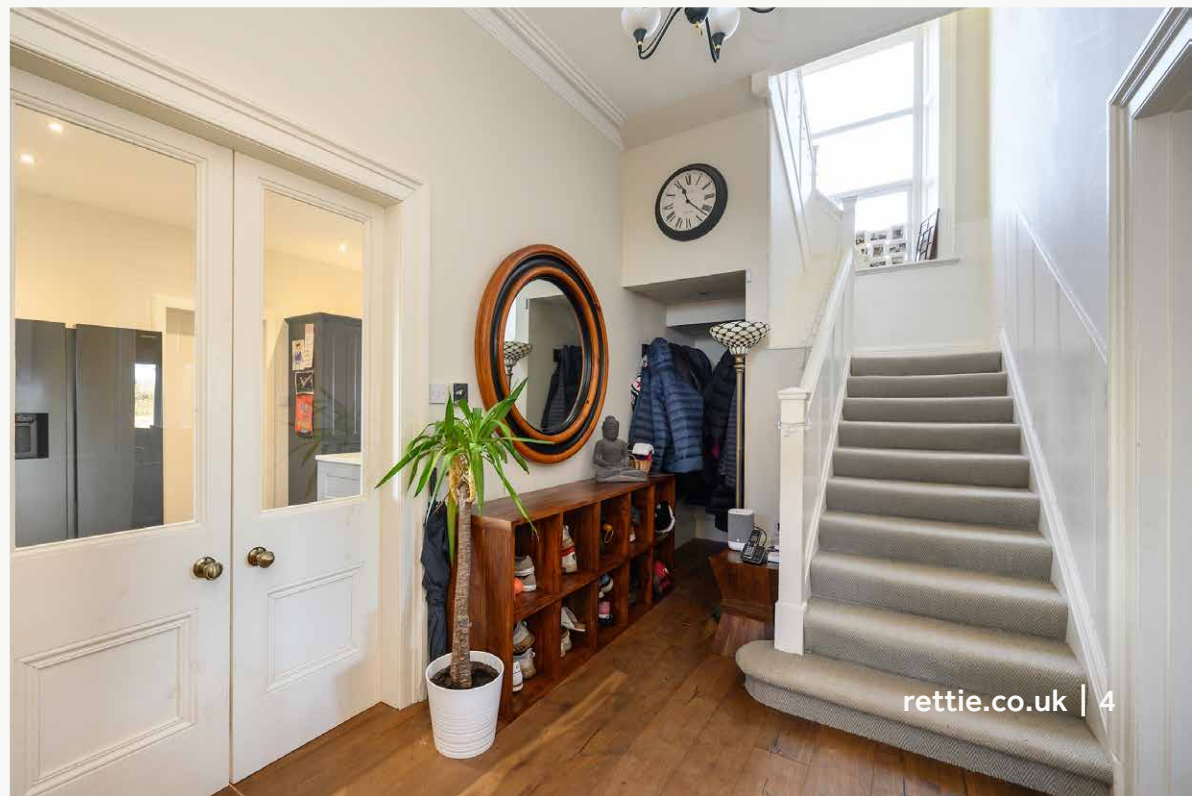
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Situation:

Dunbar is a popular coastal town in East Lothian with much to offer. The town centre has excellent retail outlets, restaurants and a wide range of community and recreational facilities including a leisure centre and swimming pool with a large Asda on the outskirts of Dunbar. 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 (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. The John Muir Way, Belhaven beach and Winterfield Golf Club are nearby and East Links Farm, Foxlake Water Sports and the Lammermuir Hills are all within easy reach.

General Description:

Redheugh is approached via Bayswell Park arriving to a private driveway and double garage. The house sits back from the road, featuring a handsome red sandstone façade under a slate roof, offering comfortable accommodation over its three floors have benefitted from a recent full refurbishment programme by the current owners. A paved path leads to the front door, which opens to an entrance vestibule and entrance hall, giving access to the principal rooms on the ground floor. An open plan sitting-dining room is the perfect space to gather, featuring a beautiful bay window with stunning views looking out over the sea, high ceilings with ornate cornicing and a gas fire set beneath a stone mantel. An alcove opens to the dining area that has a dual aspect and space for a large dining table and chairs. From the sitting room a door opens to an inner hallway with twin glazed doors that open out to a paved patio area and garden, with an integral door opening to the double garage.



From the entrance hall double glazed doors open to an impressive open plan kitchen-breakfast room. The kitchen has a range of wall and base mounted units, with marble effect Corian quartz worktops and a sink facing the rear garden. Modern appliances include, a Bosch oven with grill, AEG induction hob with extractor fan above, dishwasher, microwave and space for a freestanding fridge/freezer. An alcove opens to the breakfasting area which is bathed in natural light from the large feature windows overlooking the patio, with space for a dining table, with built-in shelving. From the kitchen there is access to a pantry store, utility room, cloakroom and external door to the patio. The utility has a range of wall and base mounted units and is plumbed for a washing machine, with a pulley system above for drying laundry and is home to the gas Worcester boiler and hot water cylinder. Adjacent to the utility, the cloakroom has a WC and wash hand basin.

Stairs ascend to the first floor and landing, giving access to the drawing room, principal bedroom with en suite Jack and Jill bathroom, a further double bedroom with access to the same Jack and Jill bathroom, and a double bedroom/study with en suite shower room. The drawing room is a generous size with a beautiful bay window that overlooks the sea, the room also features high ceilings, original cornicing an open fireplace with tiled surround set beneath a marble mantel. The principal bedroom has extensive wardrobes with asliding opening to an en suite Jack and Jill bathroom with freestanding bath with separate handheld shower attachment, WC and basin. The adjacent double bedroom is a generous size, with a walk-in dressing area and shares the same Jack and Jill en suite bathroom. The remaining double bedroom is currently used a study and is bathed in natural light from its dual aspect windows, with an en suite shower room, with walk-in shower cubicle with drencher showerhead, WC and wash hand basin. Completing the accommodation on the first floor is a linen cupboard.

Stairs ascend to the second floor, which has two very generously sized double bedrooms, both with dressing area's and one with en suite shower room. Completing the accommodation on the second floor is a family bathroom, with bath with separate handheld shower attachment, WC, basin and heated towel rail, with a Velux window.

Garden:

At the front of the house a pedestrian gate opens to a terraced patio which offers the perfect spot for fresco dining, with raised flower bed. The paving wraps round the side of the house, giving access to the rear garden, which has a paved patio area with a spacious raised lawn. The rear garden also features an apple tree and a herbaceous border filled with mature plants and shrubs. At the far side of the garden a paved path leads to a pedestrian gate, which opens to the private driveway and double garage.

Garage:

The double garage has electricity and a partially floored loft.



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 1AE.

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 water, electricity, drainage and gas fired 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 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

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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.

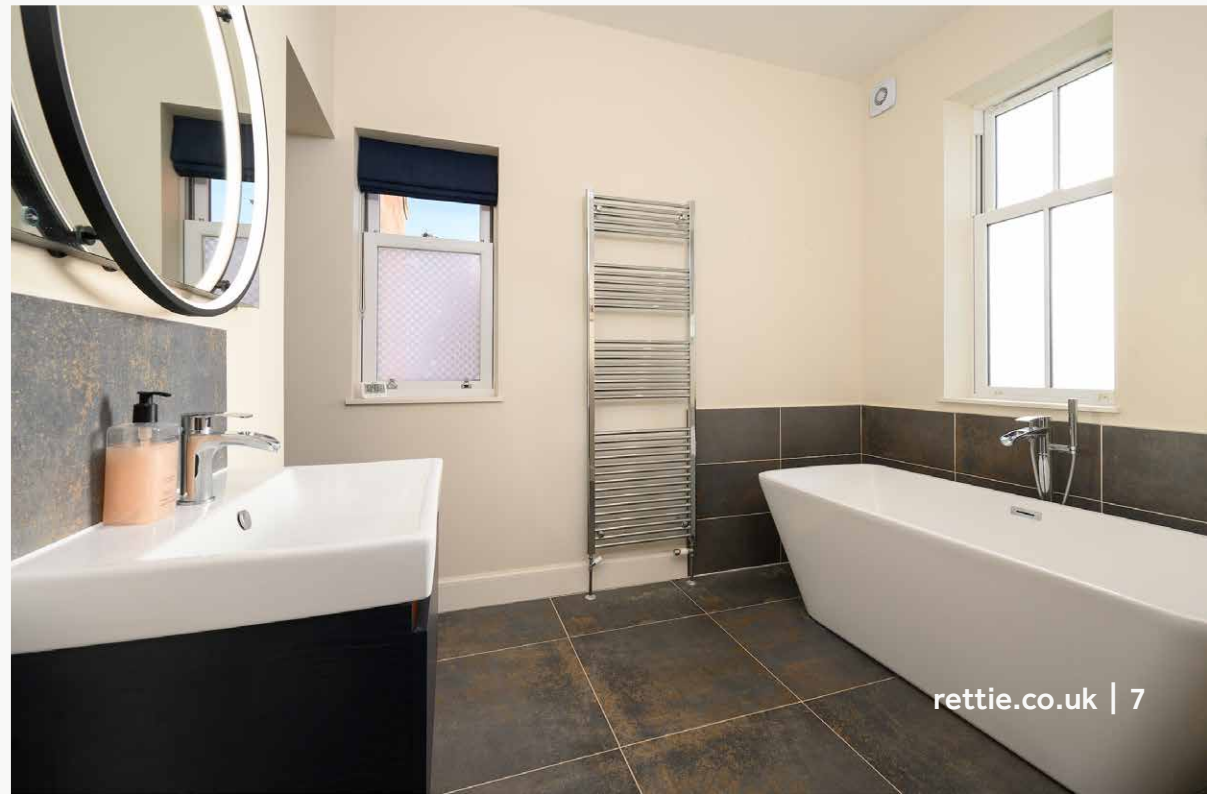
Important Notice

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.



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EPC Rating

Band TBC

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Websites and Social Media

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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.

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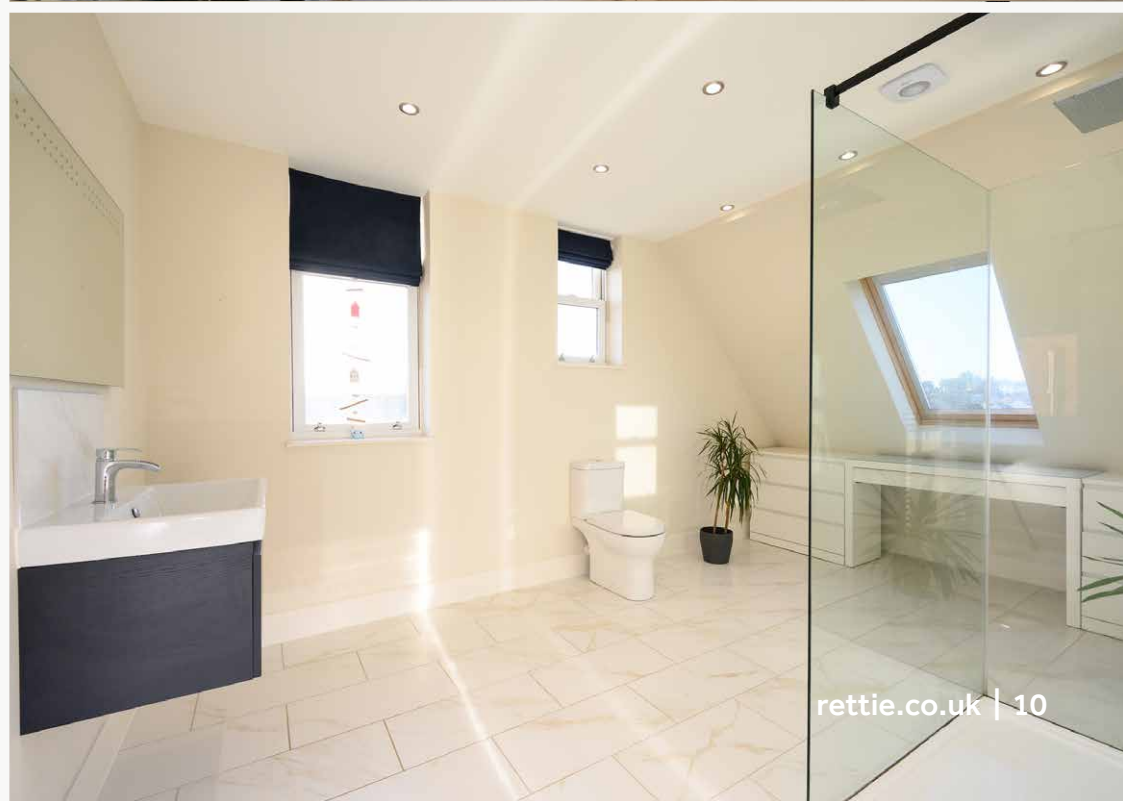
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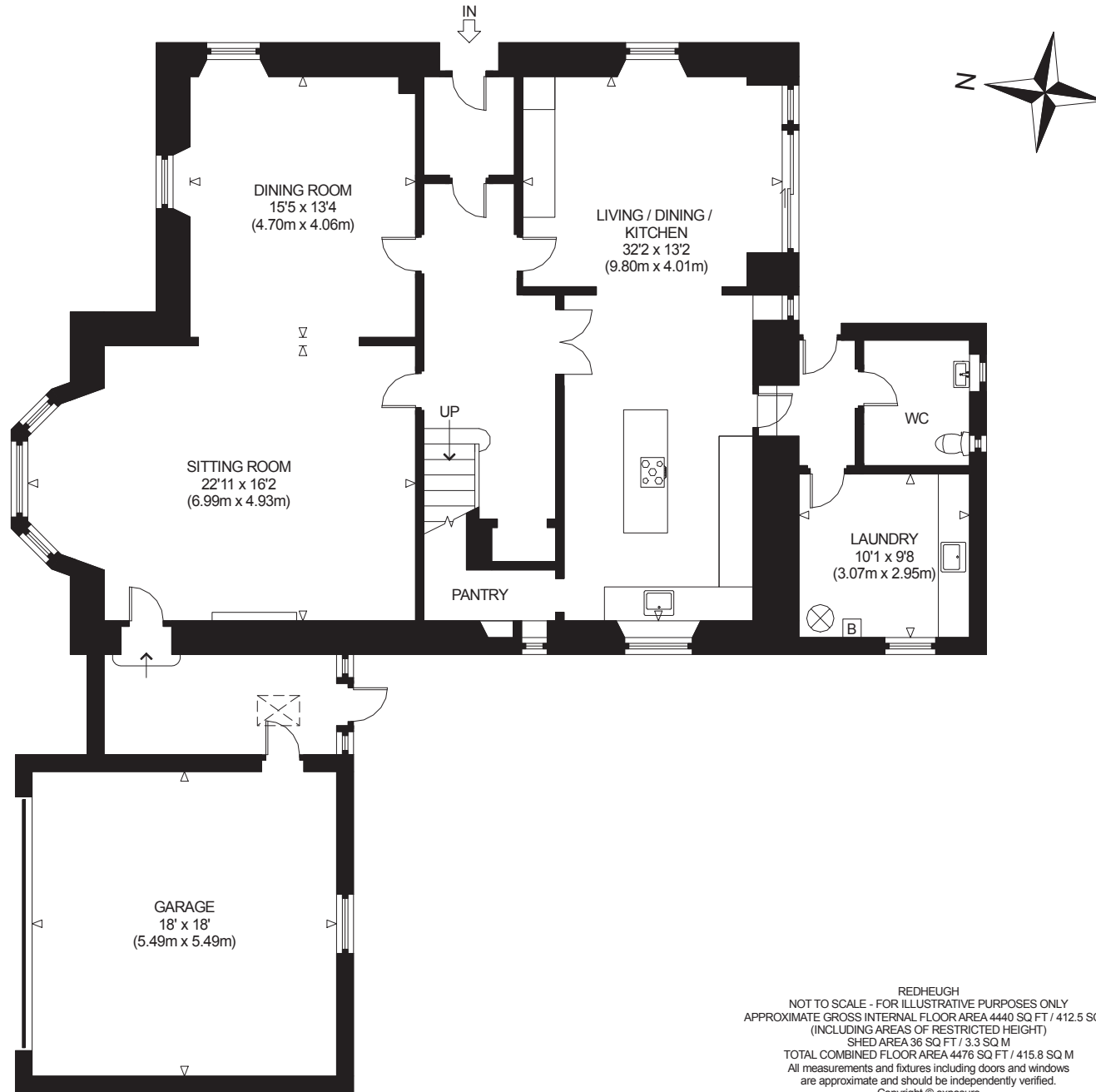
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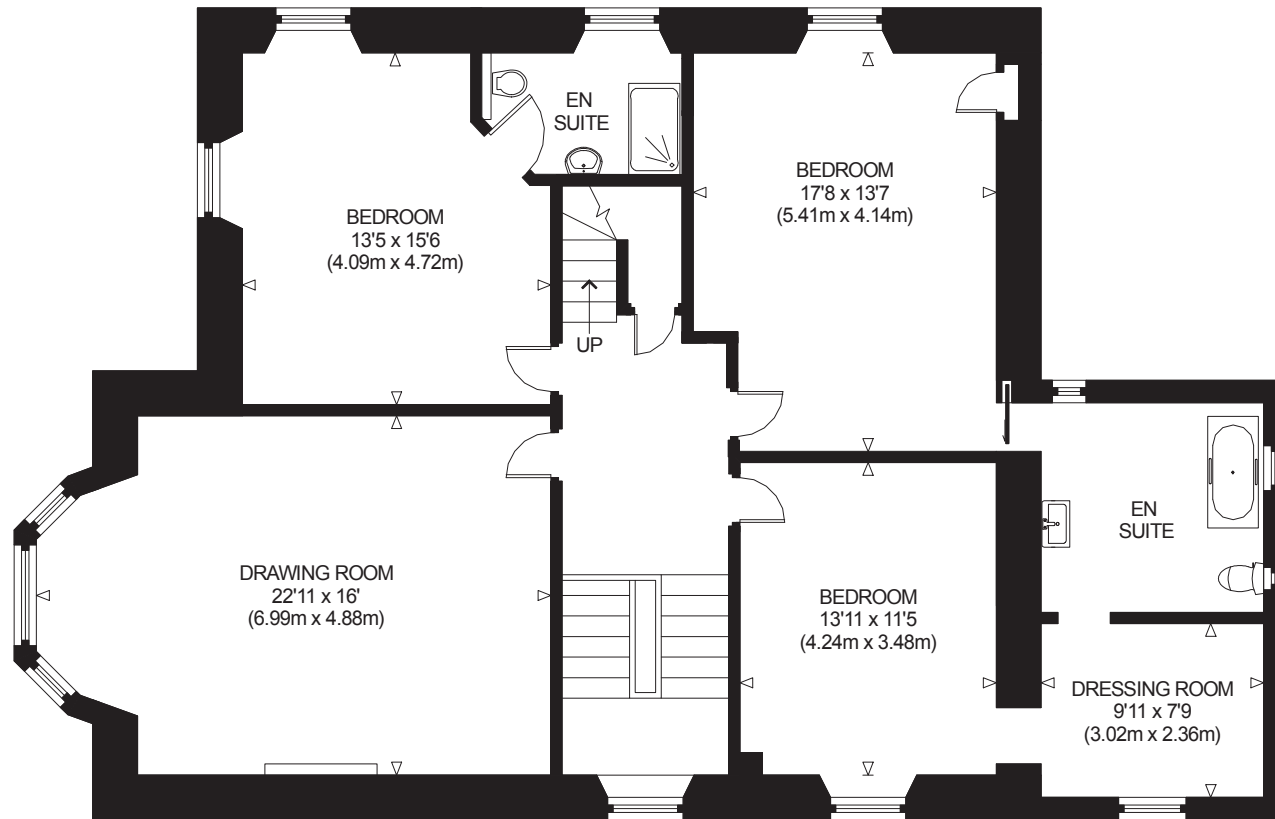


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1888 SQ FT / 175.4 SQ M

REDHEUGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4440 SQ FT / 412.5 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
SHED AREA 36 SQ FT / 3.3 SQ M
TOTAL COMBINED FLOOR AREA 4476 SQ FT / 415.8 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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RETTIE

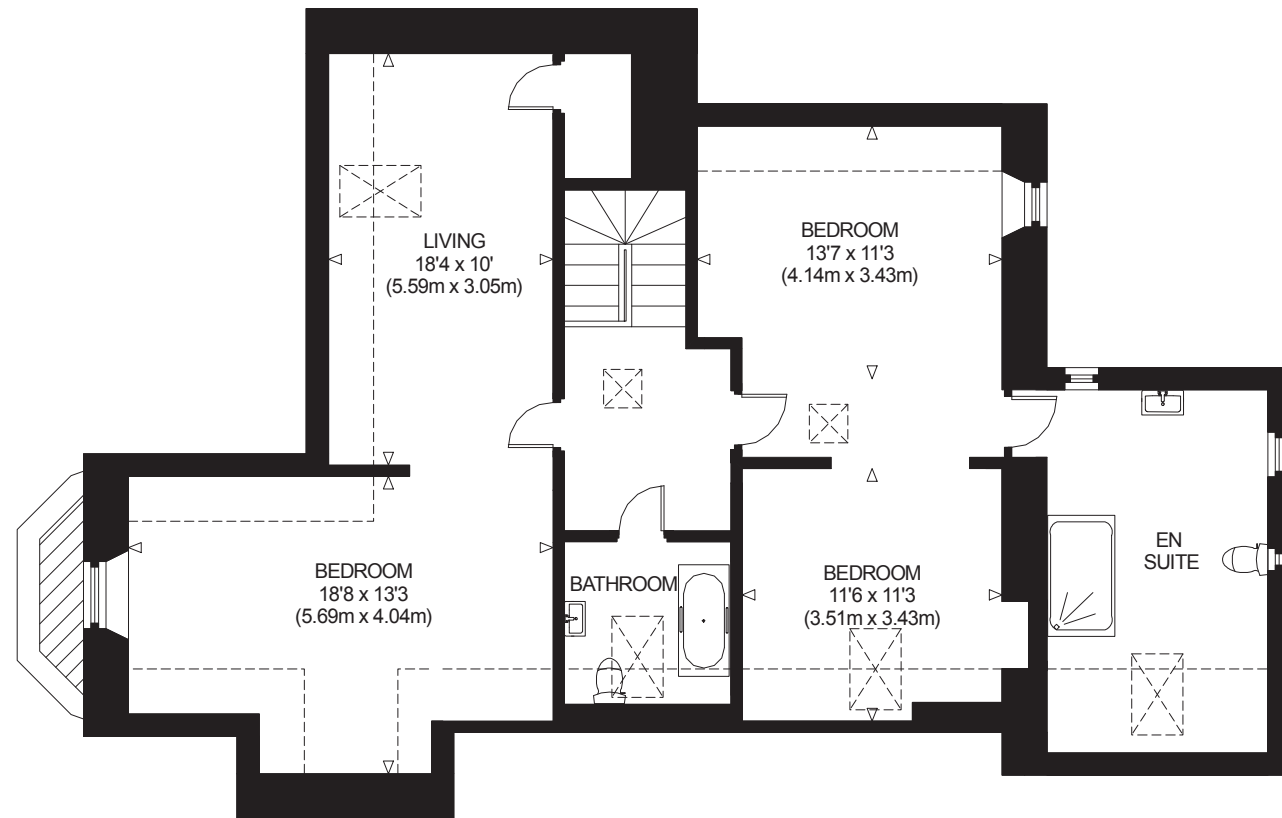
☎ 0131 624 4183
✉ mail@rettie.co.uk
🏠 11 Wemyss Place
Edinburgh
EH3 6DH



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1417 SQ FT / 131.6 SQ M




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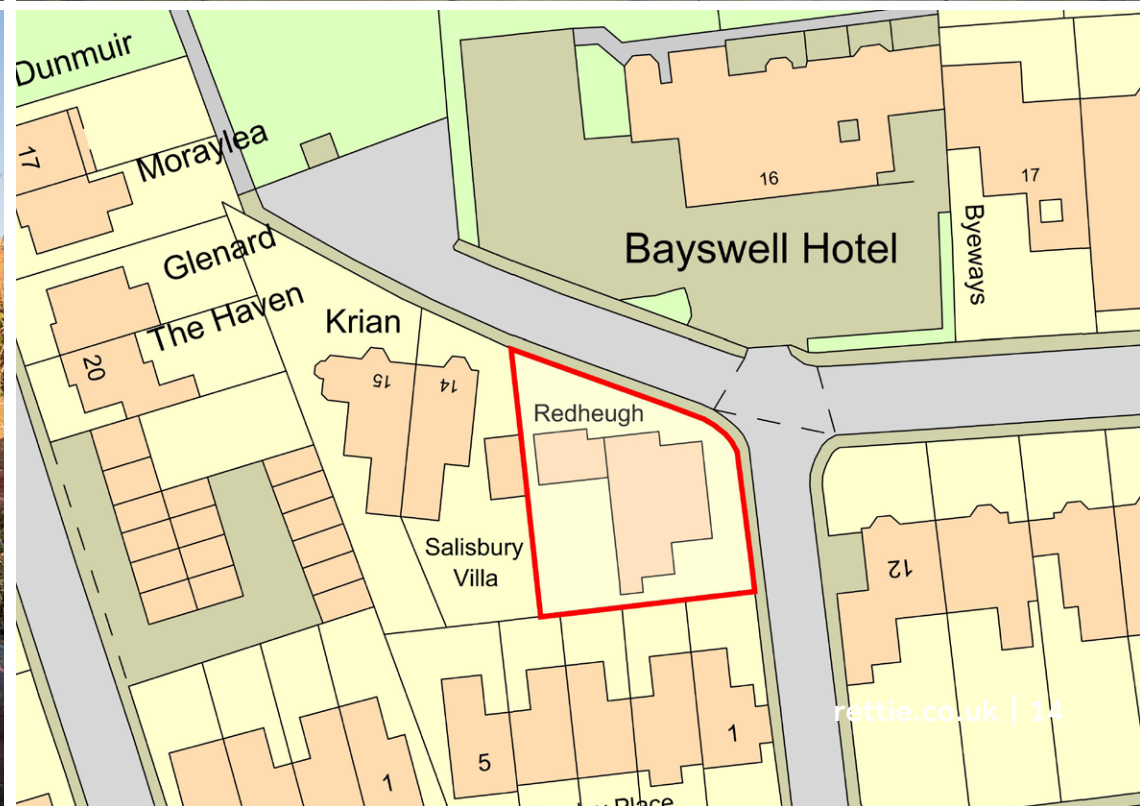
 0131 624 4183
 mail@rettie.co.uk
 11 Wemyss Place
Edinburgh
EH3 6DH



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1135 SQ FT / 105.5 SQ M

RETTIE

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 mail@rettie.co.uk
 11 Wemyss Place
Edinburgh
EH3 6DH



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

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Edinburgh
EH3 6DH

