



**22 KELLIE PLACE,**  
*Dunbar, East Lothian, EH42 1GF.*





## 22 KELLIE PLACE, Dunbar, East Lothian, EH42 1GF.

**A fantastic 4-bedroom family home, with modern open plan kitchen extension, private garden and off-street parking, within walking distance of Dunbar's train station and amenities.**

Haddington 11 miles, North Berwick 13 miles, Edinburgh 29 miles, Edinburgh Airport 38 miles (All distances are approximate).

### Summary of Accommodation:

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

**First Floor:** Landing, Principal Bedroom with Dressing Area and En Suite Shower, Double Bedroom with En Suite Shower, Two further Double Bedrooms and a Family Bathroom with Shower.

**Garden:** Private Front and Rear Garden's, the front garden is predominantly laid to lawn, with the rear garden having been landscaped, with laid Astro turf, a raised decked area and hot tub.

**Garage:** An integral double garage currently utilised as a games room.

**About:** 0.086 Acres



## 22 KELLIE PLACE

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### Situation:

22 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 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:

22 Kellie Place is approached via a main road that arrives to two private parking spaces in front of the integral garage. The house features a render façade beneath a tiled roof, with comfortable and modern accommodation offered over its two floors, with the current owners investing in extending the property to create a fantastic open plan kitchen-dining-family room, with the property also benefitting from double glazing throughout.

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. The sitting room is generously sized and features a beautiful bay window overlooking the front garden as well as a recessed log burning stove. From the entrance hall a glazed door opens to the stunning open plan kitchen-dining-family room which is bathed in natural light from two roof lights and bi-fold doors that open to the rear garden. The kitchen area has a range of wall and base mounted units, with a basin and a central island/breakfast bar. Modern appliances include: a Bosch double oven, fridge/freezer, a Bosch dishwasher and integrated wine fridge. The dining area has space for a large table and chairs and looks onto the family area, which makes the most of the views out over the garden. From the kitchen, a door opens to the utility room, which



has a range of wall and base mounted units, and is plumbed for a washing machine, with basin and a recently fitted Worcester gas boiler with the back door opening to a paved patio area. From the utility, a door opens to the integral garage, which has been cleverly converted to a games room, with corner seating and built-in storage cupboards, with a bar worktop and space for fridges below. A door opens to the rear garden and a further door opens to a storage space, with a single garage door opening to the front drive. Completing the accommodation on the ground floor is a cloakroom with WC and wash hand basin and under the stairs are two dog kennels.

Stairs ascend to the first-floor landing, giving access to the principal bedroom with dressing area and en suite shower and three further double bedrooms one of which has an en suite shower room and a separate family bathroom. The principal bedroom is a generously sized room on a split level, with a spacious dressing area with built-in wardrobe and steps down to the bedroom, where there are two further built-in wardrobes, providing ample storage space. Off the dressing area is an en suite shower room with walk-in shower cubicle, WC and wash hand basin. Across the landing is a double bedroom with alcove unit with shelving, a built-in wardrobe and en suite shower room with walk-in shower cubicle, WC and wash hand basin.

The two remaining double bedrooms, one of which has built-in wardrobes, and the remaining bedroom is currently utilised as a study. Completing the accommodation on the first floor is a recently renovated family bathroom with under floor heating, with bath, walk in shower, WC and wash hand basin. Off the landing there is access to a partially floored loft via a Ramsay ladder and a cupboard which houses the hot water cylinder.

#### **Garden:**

The front garden is predominantly laid to lawn, with a herbaceous border filled with mature plants, shrubs and specimen trees. To the rear of the house, the garden is a generous size, partially laid with AstroTurf, and a raised deck with pergola above, creating a wonderful corner seating area. A superb feature of the garden is a central Koi fish tank with waterfall which adds a sense of tranquillity to the garden. Tucked behind a corner of the garden is a paved patio area under a pergola, featuring a hot tub, (which is available by separate negotiation). In the corner of the garden there is also a garden shed with side access to the front driveway. On the far side of the house there is a further lean-to garden shed.

#### **GENERAL REMARKS AND INFORMATION**

##### **Viewing**

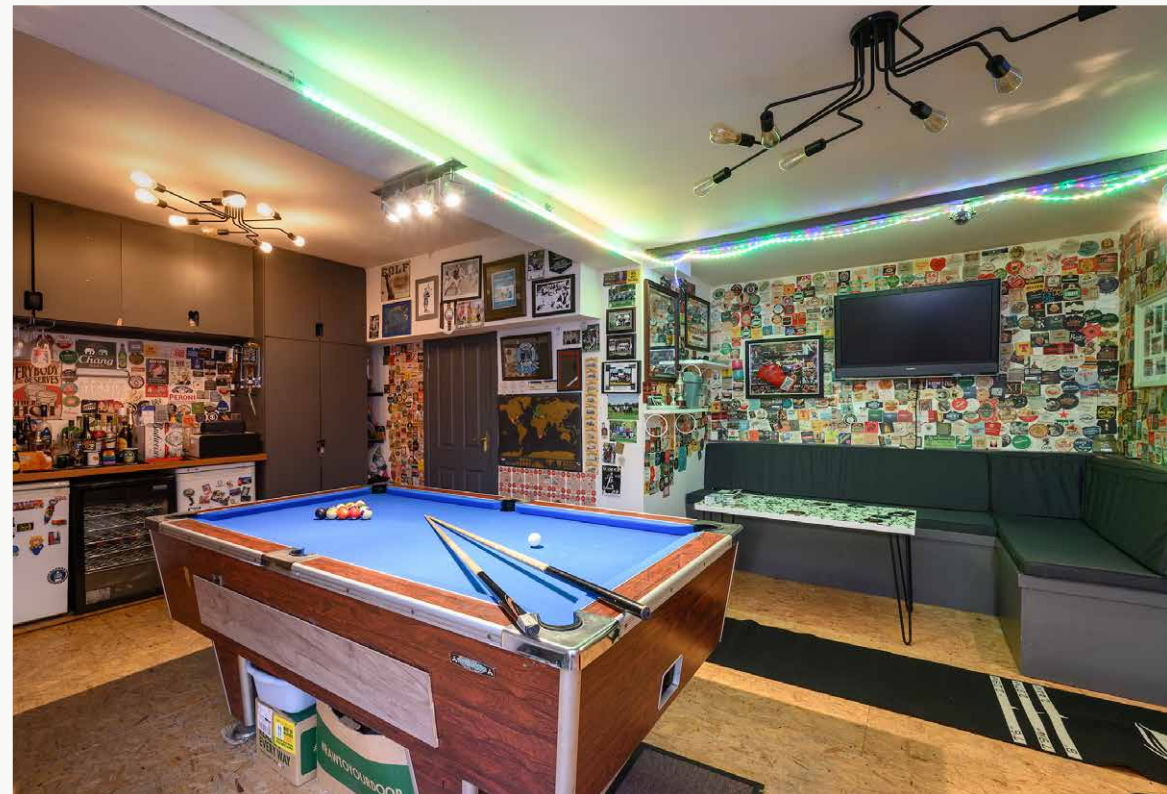
Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

##### **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. The Hot Tub is available by separate negotiation.



### Entry & Possession

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

### Services

Mains water, electricity and drainage with 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 F.

**EPC Rating** Band C.

### Home Report

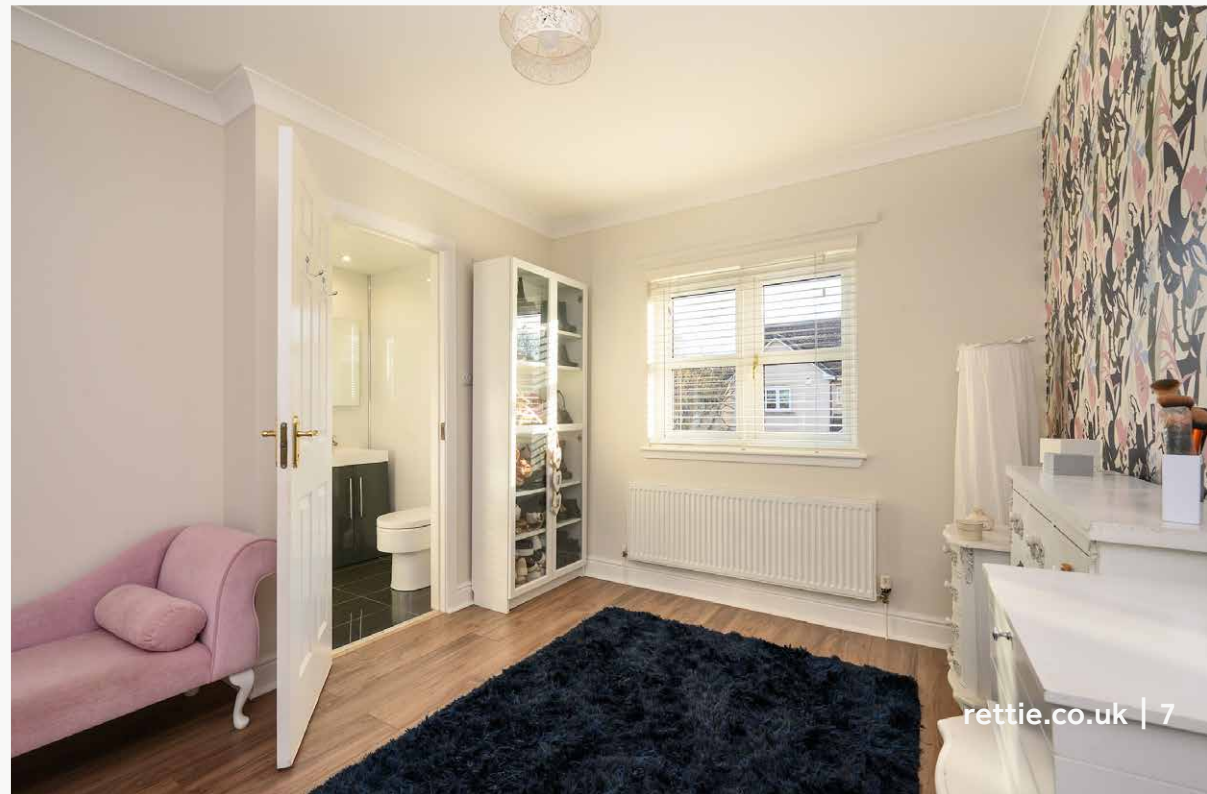
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

### 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

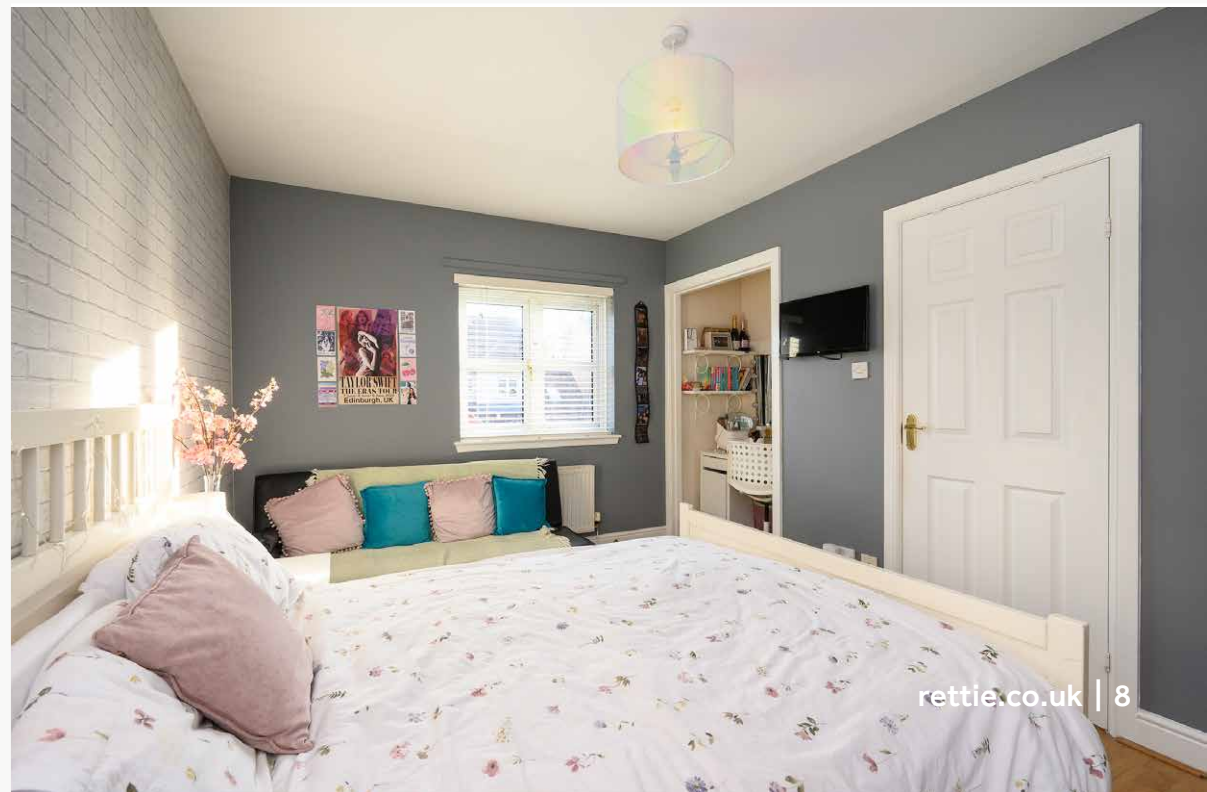
This property and other properties offered by Rettie can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

### 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.





### 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:

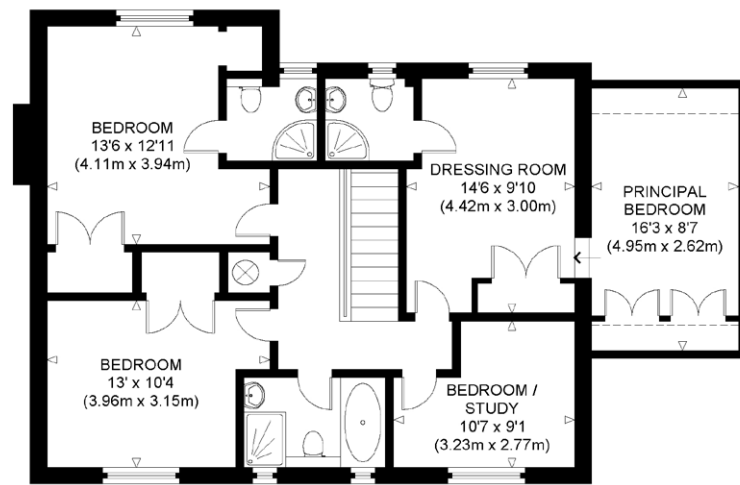
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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.

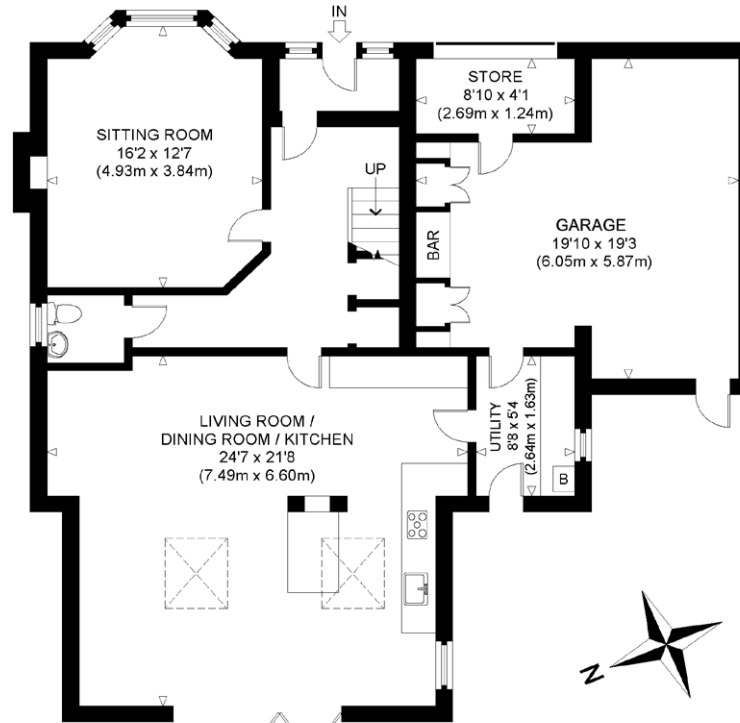
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 939 SQ FT / 87.3 SQ M



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 1311 SQ FT / 121.9 SQ M

**KELLIE PLACE**  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2250 SQ FT / 209.2 SQ M  
 (INCLUDING AREAS OF RESTRICTED HEIGHT)

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

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RETTIE

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 Edinburgh  
 EH3 6DH

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## RETTIE

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