



4 ROXBURGHE LODGE WYND

Dunbar, East Lothian EH42 1LP



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A modern 2-bedroom coastal apartment with fantastic sea views, off street parking and a lift, in a highly desirable area of Dunbar situated next to East Beach seafront and Dunbar Golf Club.

Haddington 11 miles, North Berwick 13 miles, Edinburgh City Centre 30 miles
(all distances are approximate)

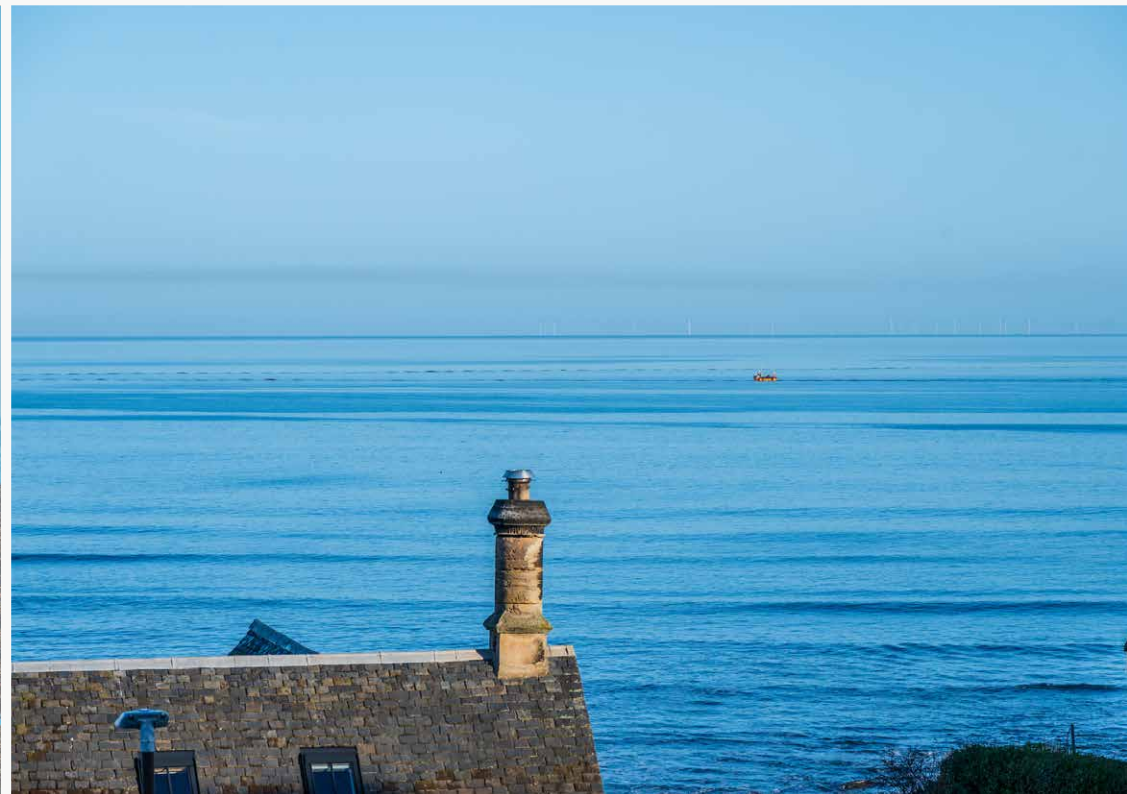
Summary of Accommodation:

Entrance Hall, Sitting Room, Kitchen-Breakfast Room, Two Double Bedrooms, one with an Ensuite Shower Room, and a Bathroom

Outside: Communal grounds surrounding a private carpark with unallocated parking and a private gated bin store.

Communal Access: Secure entry phone system and lift within common stair





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1



2



2

Situation:

Dunbar is a popular coastal town in East Lothian with beautiful beach views and much to offer the discerning buyer. The town has excellent independent retail outlets, restaurants and a wide range of community and recreational facilities including a leisure centre, swimming pool, harbour, sailing club and various beaches, many popular with surfing, all within close proximity.

For golfing enthusiasts there is both Dunbar and Winterfield Golf Clubs, with further famous championship golf courses such as Muirfield, The Renaissance Club, Archerfield, Gullane and Luffness all within the East Lothian area.

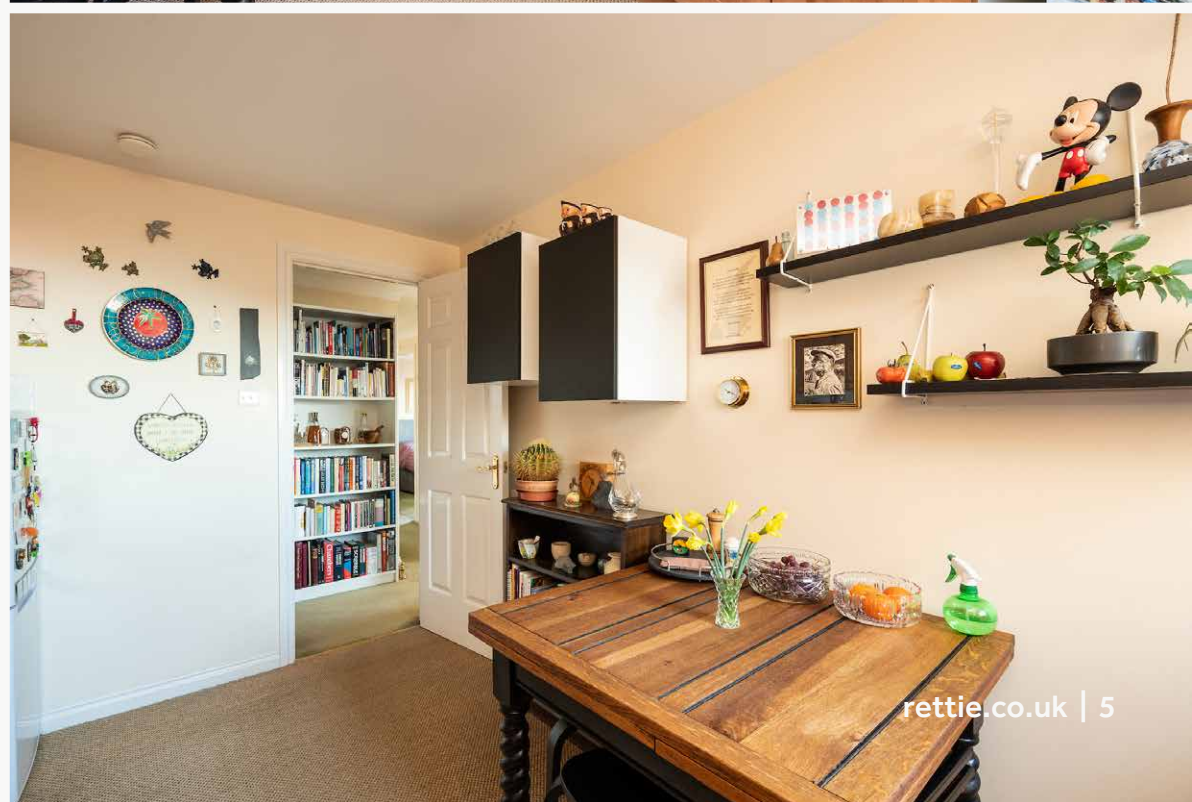
The John Muir Way is a popular hiking route linking Scotland's East and West Coasts, with further recreational activities nearby to include East Links Farm, John Muir Country Park, Foxlake Water Sports and the Lammermuir Hills.

There are two private nurseries, a primary school and a grammar school all within close proximity, together with private schooling available at Belhaven Hill, The Compass School in Haddington, Loretto in Musselburgh and further choices available in Edinburgh.

The A1 gives ease of access to Edinburgh and the South, whilst the main line railway station in Dunbar provides a regular train service to Edinburgh city centre as well as London Kings Cross.

Description:

4 Roxburghe Lodge Wynd is a well maintained and well-proportioned apartment that forms part of a Barratt development completed in 2003. Situated in an enviable position adjacent to both East Beach and Dunbar Golf Club, the apartment is ideally positioned for ease of access to the seafront and offers a fantastic opportunity to buy a coastal apartment with incredible sea views.



Entry to the communal stair is via a secure entry phone system with lift access to each floor. Number 4 is located on the first floor with the principal rooms situated to the front of the development offering the most uninterrupted coastal views available from the building.

The front door opens to a spacious entrance hall with two walk-in hall cupboards providing good storage facilities. The ample-sized sitting room is bathed in natural light from a large bay window that provides fantastic sea views over the Forth to Fife, and a modern Dimplex fireplace, with an electric flame effect fire, provides an appealing focal point to the room.

The kitchen-breakfast room has a range of floor and wall mounted units to include an integrated Bosch oven with an electric Neff hob, as well as a free-standing fridge freezer and a Samsung washing machine. A window behind the sink offers further sea views and there is enough space to place a dining table to the centre.

There are two double bedrooms, both with integrated wardrobes, the first to the front of the property with fantastic views of the coast and the other with an en-suite shower room that incorporates a shower, wash basin with cupboards beneath, and a WC.

The family bathroom completes the property with a shower over bath, wash basin, WC, mirrored cabinet, and a window that allows through plenty of natural light.

Outside

There is a private communal carpark to the front of the development with unallocated parking for the residents. A covered gated bin store is also provided for each apartment, which could further be utilised for external storage. The grounds surrounding the carpark are regularly tended and consist of a small lawn, shrubs and hedging.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. All light fittings, blinds and curtain rails will be included with the sale, however all curtains will be retained by the current owners.

Services

Gas central heating with mains electricity, gas, drainage and water.

Management Fees

The development is managed by James Gibb Residential Factors, with a fixed charge of approximately £450 per quarter which includes buildings insurance, window cleaning, grounds/ carpark maintenance, communal stair cleaning, elevator maintenance and factoring fees, with additional costs arising from electricity usage and common repairs.



Viewing

Strictly by appointment only with Rettie. 0131 220 4160. Email: townandcountry@rettie.co.uk

Satellite Navigation

For the benefit of those with satellite navigation the postcode for the property is EH42 1LP

EPC

Band B

Local Authority

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

Council Tax

Band D

Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

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. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

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.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.





Servitude Rights, Burdens & Wayleaves:

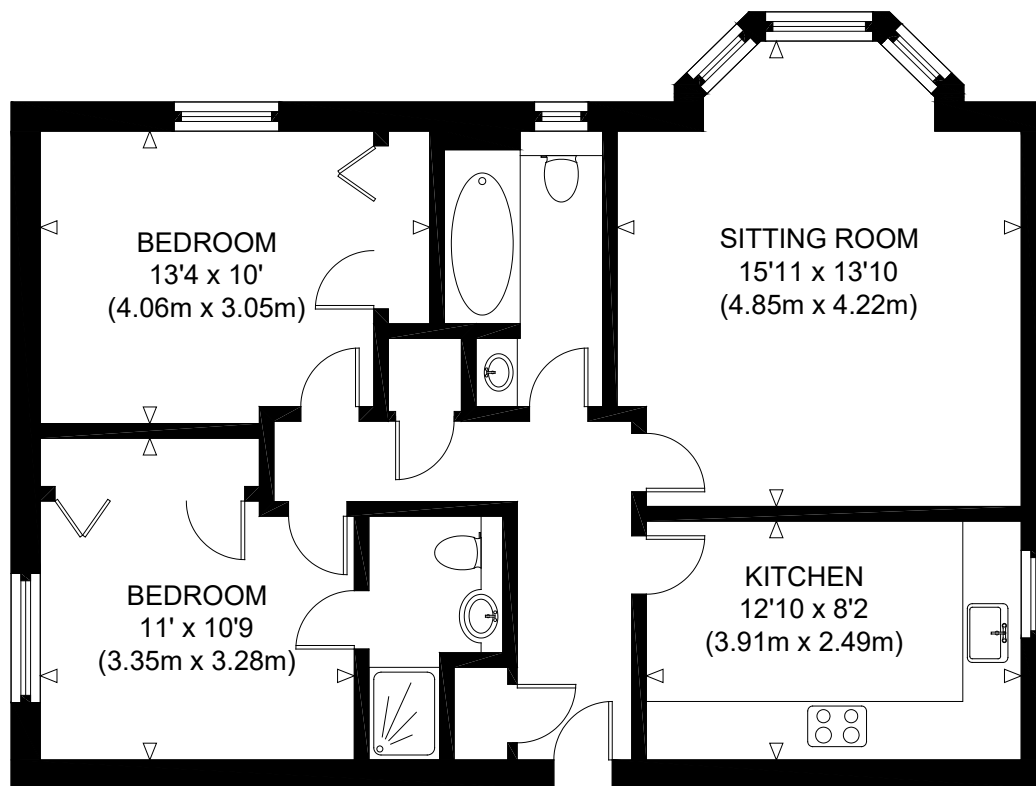
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes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

Important Notice:

Rettie, 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 mis-statement 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 particular 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 743 SQ FT / 69.1 SQ M


ROXBURGHE LODGE WYND
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 743 SQ FT / 69.1 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
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.

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