



3 WILSON PLACE

Dunbar, East Lothian, EH42 1GG



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A well-positioned 4-bedroom family home, with private rear garden and off-street parking, within close proximity of Dunbar's amenities and commuting distance to Edinburgh.

Dunbar Train Station 1 mile, Haddington 11 miles, North Berwick 13 miles, Edinburgh 29 miles, Edinburgh Airport 38 miles (All distances are approximate)

Summary of Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Dining Room, Kitchen-Breakfast Room, Family Room/Double Bedroom, Cloakroom and Two Storage Cupboards.

First Floor: Landing, Principal Bedroom with En Suite Shower, Three further Double Bedrooms, a Family Bathroom and Two storage cupboards.

Garden: Private rear garden, predominantly laid to lawn with a patio area perfect for alfresco dining. The garden has a herbaceous border interspersed with specimen trees.



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3



4



2

Situation:

3 Wilson 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:

3 Wilson Place is a detached property and features a pebble dash and render façade sitting under a tiled roof, which provides comfortable accommodation over its two floors, whilst also benefitting from double glazing throughout.

The house is approached via a shared road that arrives to two parking spaces in front of the house. The front door opens to an entrance hall, with a partially glazed door that opens to a generously sized sitting room with bay window overlooking the front of the property.

The sitting room features a lovely gas fireplace under a decorative wooden mantel, with double doors opening to the dining area, which offers beautiful views over the rear garden. From the dining room a glazed door opens to a spacious kitchen/breakfast room, with the kitchen area offering a range of wall and base mounted units, with basin overlooking the rear garden. Modern appliances include an oven with four ring gas hob above, Hotpoint washing machine, Ariston dishwasher and Blomberg fridge/freezer. There is space for a dining table and chairs, with sliding doors opening to the rear garden. Completing the accommodation on the ground floor family room/double bedroom providing shelving, a cloakroom with WC and wash hand basin, and an under stairs storage cupboard.

From the entrance hall stairs ascend to the first floor and landing, giving access to the principal bedroom, three further double bedrooms, a family bathroom and two hall cupboards. The principal bedroom has built in wardrobes and an en suite shower with a walk-in shower cubicle, WC, wash hand basin and mirrored medicine cabinet above. There are three further double bedrooms two of which have built-in wardrobes. Completing the accommodation on the first floor is a family bathroom, with bath with overhead shower attachment, WC and wash hand basin, with two generous storage cupboards providing shelving.



Garden:

The garden is predominantly laid to lawn, with a paved patio area, with a generous herbaceous border which is well stocked with mature plants, shrubs and specimen trees, with a paved path leading to the front driveway.

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 1GG.

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 Electricity, Water, Draining 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 E

EPC Rating

Band TBC

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.

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:

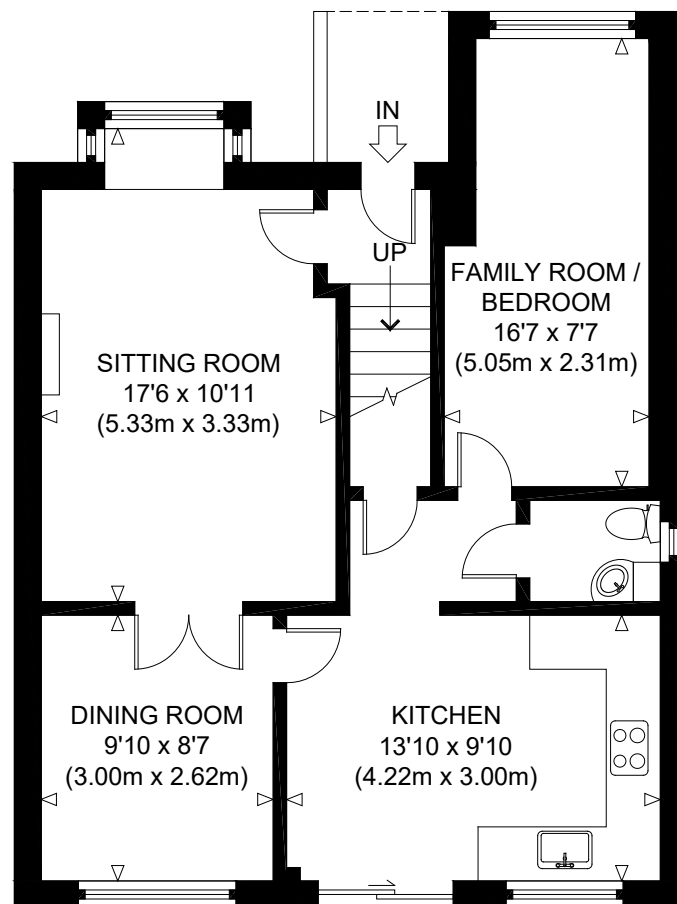
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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

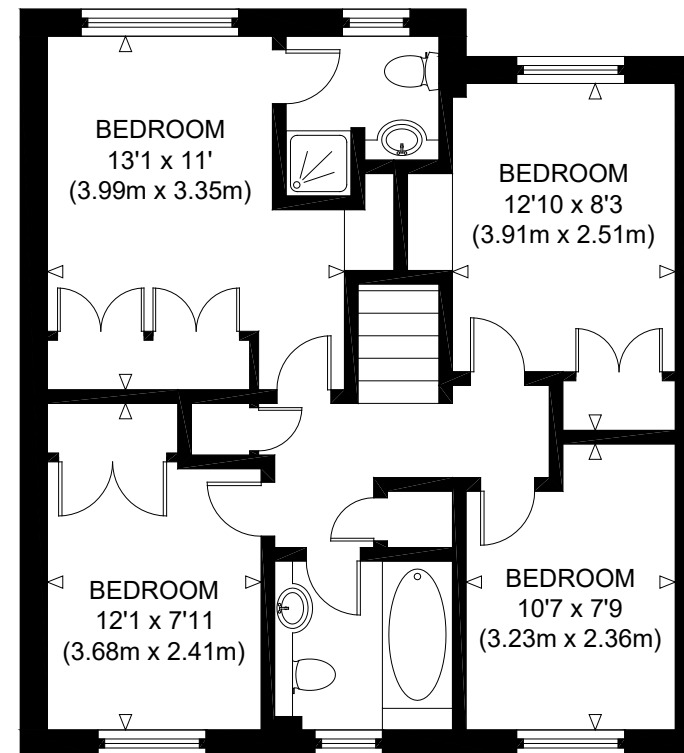
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in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



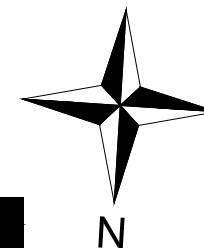




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 627 SQ FT / 58.3 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 581 SQ FT / 54.0 SQ M



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1208 SQ FT / 112.3 SQ M

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

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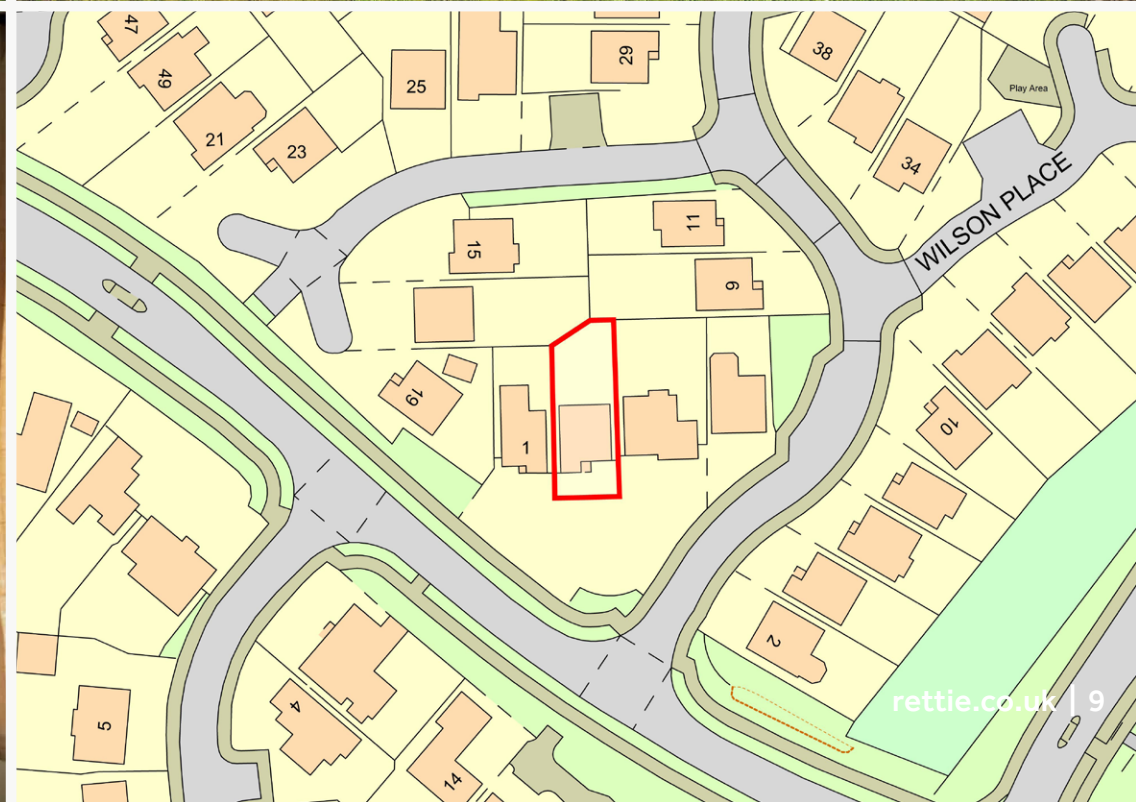
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11 Wemyss Place
Edinburgh
EH3 6DH



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