

DUNBAR

The Anchorage, 47 Belhaven Road



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FIXED PRICE £429,000

Viewing by appt tel Clients 01368 865090
or Agent 01620 892000

DESCRIPTION

The Anchorage is an exceptional and well presented detached stone built Victorian house situated close to the centre of the popular seaside town of Dunbar. The house offers flexible accommodation and is a comfortable family home. The property, which was formerly built for a linen merchant in the town, has been well maintained by the present owners but retains many original period features particularly cornicing, fine fireplaces, working shutters and a Victorian tiled floor in the vestibule. The result is a delightful combination of contemporary finishes within a period building and there is the added advantage of a small garden room with a large opening bifold door to an attractive south facing rear garden. The accommodation on three floors comprises on the ground floor - vestibule with outer storm door and Victorian tiled floor, bright and spacious hall with an attractive staircase and an ornate cupola, superb lounge with mahogany fireplace and working fire, bay window, window to the side and fine cornicing, dining room being a superb room with windows to both the front and rear of the house and a magnificent Siena marble fireplace and two presses, library/family room, bright kitchen/breakfast room with windows to two aspects, large Tecnik range cooker, integral dishwasher, an excellent selection of units and ample room for a kitchen table, rear hall leading to a utility room and a garden room with access to the patio and the garden, and WC; and at mezzanine level - hall, study/bedroom 5 with a window to the side and family bathroom with a three piece suite and a shower over the bath; and on the first floor - a light landing with an ornate cupola window above, master bedroom with a window to the rear, full built-in wardrobes and en-suite shower room, double bedroom 2 to the front with an en-suite shower room, double bedroom 3 to the front with a bay window and double bedroom 4 to the rear.

LOCATION

Dunbar is a popular East Lothian town which has a bustling high street with a wide selection of shops and an Asda Superstore on the outskirts of the town. There are two private nurseries, a Primary School and Grammar school all within easy access and there is also Belhaven Hill School in the private sector. There is a leisure centre with a swimming pool, two golf courses and



Exceptional 5 bedroom detached house with fine gardens and garage





excellent sandy beaches and a most attractive harbour which is now famous for outdoor sports including diving. There is easy access to Edinburgh City Centre by train (25 minutes) with the station being fifteen minutes walk from the house. There is a regular bus service and access to the A1 and City Bypass is straightforward, Edinburgh being some 45 minutes by car.

GARDEN

The property is set within attractive walled gardens which are secluded and well stocked with an excellent selection of flowers, shrubs and trees. The front garden has a low level railing above the wall and is principally paved with parking for up to three cars and access to the front door and the garage. There is a shrub border to one side with a side access pathway to the rear garden. The rear garden has a sunny south facing aspect and has several seating areas, a pond, a vegetable growing area, two sheds and a further raised decked seating area with access to the workshop which is part of the garage.

GARAGE AND PARKING

There is a single garage which also has a workshop and a door to the rear garden and there is parking on the paved area to the front of the house for up to three cars.

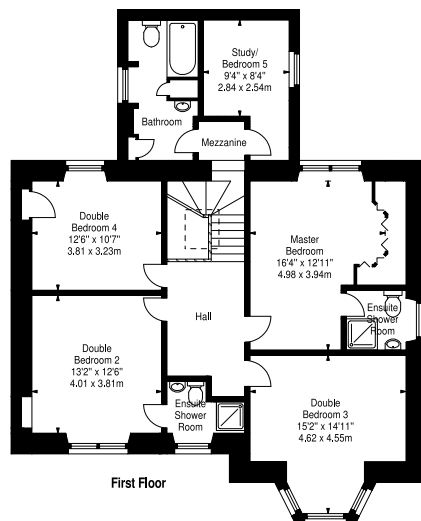
FIXTURES AND FITTINGS

All fitted floor coverings, curtains, light fittings (with the exception of the curtains in the lounge and master bedroom and the light fittings in the hall, lounge and library) are included in the sale price together with the Tecnik cooker, cooker hood, dishwasher and garden sheds.

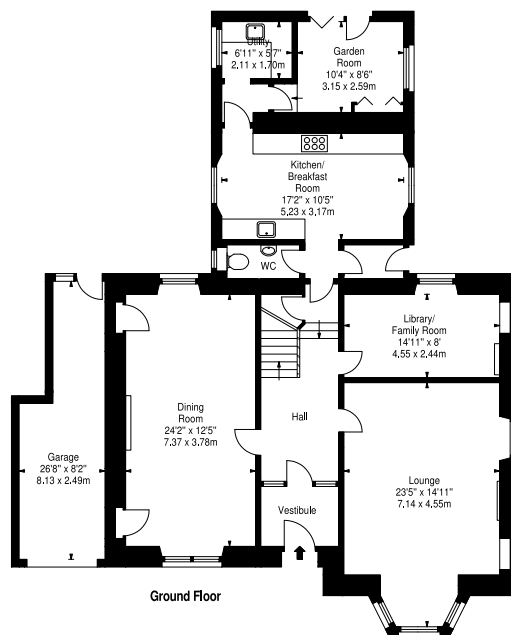
SERVICES

There is gas central heating from a condensing combi boiler which has been recently installed.





First Floor



Ground Floor



SIMPSON & MARWICK
SOLICITORS

eastlothianprimeproperty.com

88 High Street, North Berwick EH39 4HE

T: 01620 892000 E: email@eastlothianprimeproperty.com

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