



DUNBAR
SUMMERFIELD HOUSE, 63 BELHAVEN ROAD



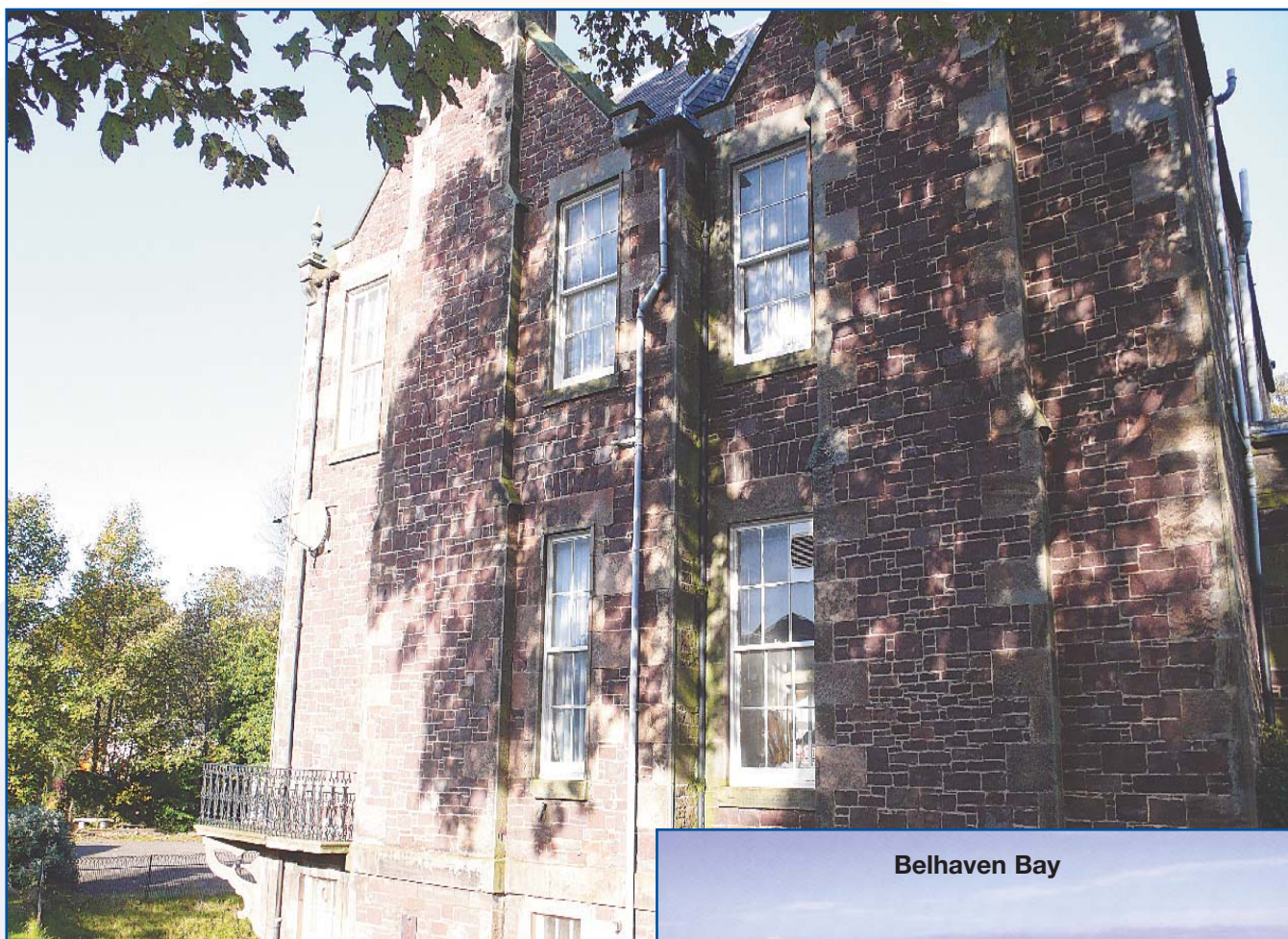
DETACHED HOUSE WITH SELF CONTAINED FLAT
FIXED PRICE £595,500

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A rare development opportunity has arisen to purchase this substantial Victorian (B)s listed detached house situated on a generous corner plot with gardens drive and parking for several cars. The property has been within the same family for many years and approximately 30 years ago was altered to be used as a hotel which was established for approximately 15 years. In the latter years the property has been a residential much loved and lived in family home and has retained pleasing period features.

The property is now in need of internal refurbishing and modernisation. The lower ground flat which has it's own utilities could in the future be offered for sale subject to some modernisation as a separate dwelling house.

The Area: The historic seaside and fishing town of Dunbar is a pleasant East Lothian coastal town located beside the A1 and within easy reach of East Linton, Haddington and North Berwick. Within the town there are excellent shopping amenities and a wide range of leisure and recreational facilities which include a leisure pool, two fine links golf courses and numerous sports and social clubs. Dunbar is also surrounded



Belhaven Bay



by beautiful countryside and there are some delightful coastal walks nearby including the John Muir Country Park. Schooling is catered for at all levels and Dunbar is home to Belhaven Hill School which remains one of the few full-boarding preparatory schools in Scotland. The mainline railway station with ample parking facilities is also close by.

Accommodation:

- VESTIBULE Approx. 8'11" x 8'8"
- BROAD ENTRANCE HALL WITH STAIRCASE TO UPPER AND LOWER ACCOMODATION
- DRAWINGROOM Approx. 17'3"(INTO BAY) x 15'9"
- SITTINGROOM Approx. 26'3"(INTO BAY) x 15'11"
- DINING KITCHEN Approx. 17' x 11'9"
- ROOM ONE Approx. 22'11" x 15'11"
- CLOAKROOM/WC Approx. 8'9" x 3'7"

Upper level accommodation:

- MASTER BEDROOM Approx. 25'10"(into bay) x 15'11"
+ EN-SUITE SHOWER ROOM
- BEDROOM TWO Approx. 17'1" x 15'9"
+ EN-SUITE SHOWER ROOM
- BEDROOM THREE Approx. 12'2" x 7'9"
• BEDROOM FOUR Approx. 17'3" x 12'10"(both at widest)
+ EN-SUITE SHOWER ROOM
- BEDROOM FIVE Approx. 12'9" x 11'9"
+ EN-SUITE BATH ROOM
- BOXROOM Approx. 6'6" x 6'6"
- FAMILY BATHROOM Approx. 11'2" x 5'11"
- WC Approx. 9'10" x 3'7"

A wide staircase from the centra hall gives access to the upper accommodation and also to the self contained flat. The lower accommodation currently comprises of the toilet facilities from the former alterations for change of use to a hotel. There are two further rooms one of which is the boiler room and a utility room. From this level there is access to the garden and also the private access to the self contained flat.

Self contained flat:

- HALLWAY
- LOUNGE Approx. 18'2" x 15'6"
- KITCHEN Approx. 12'9" x 6'6"
- DOUBLE BEDROOM ONE Approx. 15'11" x 15
- DOUBLE BEDROOM TWO Approx. 14'11" x 9'5"
- BOXROOM Approx. 9' x 8'
- BATHROOM Approx. 9'4" x 5'8"

GARDENS

As mentioned the property is set within generous grounds to the front side and rear with driveway and parking for several cars.

VIEWING

By appointment please call Beveridge & Kellas on 0131 554 6321.

HOME REPORT

A Home Report is available for this property - please contact Beveridge & Kellas for more information by calling 0131 554 6321 or by emailing a.connery@beveridgekellas.com or property@beveridgekellas.com.

POST CODE

EH42 1NW

SURVEYORS

Please contact selling agents (0131) 554 6321.

OFFERS

A Fixed Price of £595,500 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith, LP4 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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ESTATE AGENTS

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