

For Sale



**18 WILSON ROAD, DUNBAR
EAST LoTHIAN, EH42 1GH**

fbrseed

LAND AGENTS &
CHARTERED SURVEYORS

18 WILSON ROAD, DUNBAR

EAST LOTHIAN, EH42 1GH

Dunbar Train Station 1 mile, Edinburgh 30 miles, Berwick-upon-Tweed
28 miles (Distances approx.)

18 Wilson Road is a well-presented, four-bedroom detached family home located towards the outskirts of the highly desirable coastal town of Dunbar. The property is perfectly suited to family living with three reception rooms and an open plan kitchen/dining room.

- Spacious four-bedroom detached family home
 - Close to local amenities
 - Large enclosed well-kept garden
- Detached double garage with driveway

Freehold.

Council Tax Band: G

EPC Band: C

OFFERS OVER £485,000



DESCRIPTION

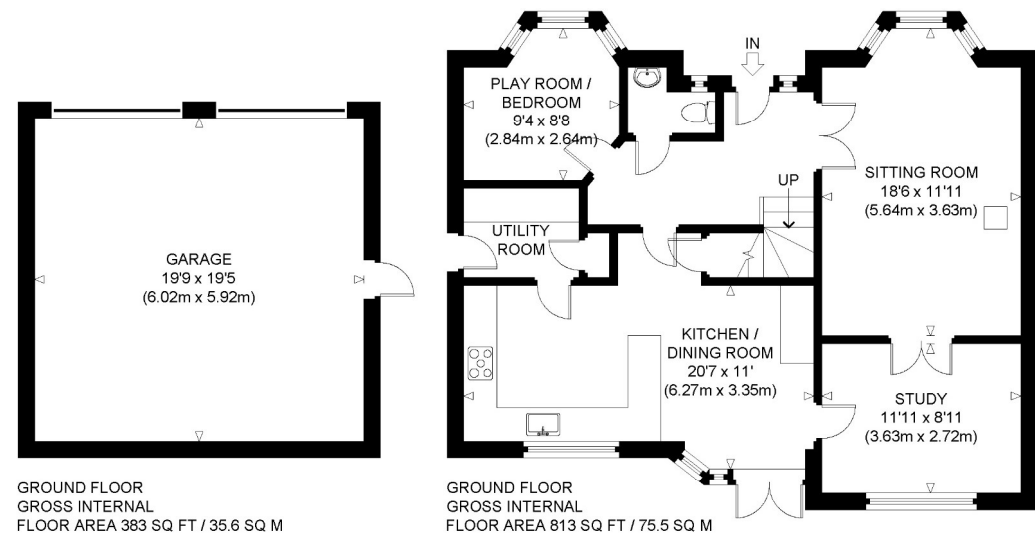
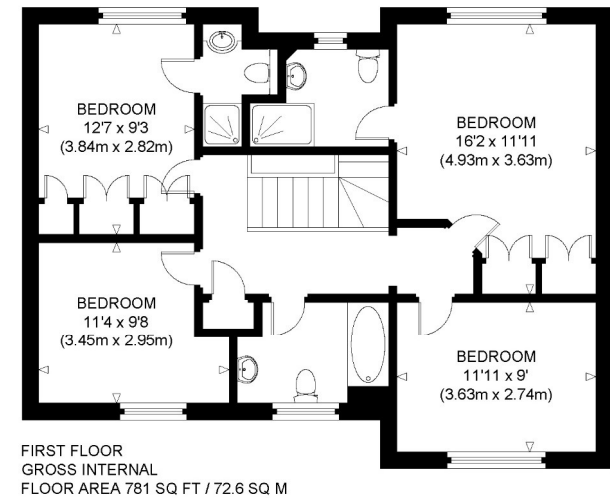
18 Wilson Road occupies a large corner plot on a quiet residential street, set back from the road with a front garden laid to lawn with established boundary shrubs. There is a porch onto the front entrance door which opens into the large hall. Off the hall is a WC and access to the play room which could also be utilised as a fifth bedroom on the groundfloor, sitting room with bay windows and cosy dual-fuel stove and also the open plan kitchen/dining room with patio doors opening onto the garden. Off the kitchen is the utility room (with pantry cupboard) and also the study. Upstairs there is a large landing with airing cupboard, Master bedroom with en-suite and built in wardrobes, double bedroom with ensuite and built in wardrobes, two further double bedrooms and the family bathroom with shower over the bath. Externally in addition to the front garden is a large enclosed rear garden laid to lawn with raised vegetable beds, Fruit trees, Chicken Run, BBQ area, greenhouse and a paved patio positioned to make the most of the afternoon sun. A detached double garage with up and over doors and side door to the garden provides plentiful storage and sits at the end of a large tarmac driveway leading round the side of the house with off street parking for multiple cars.

Viewing is a must to truly appreciate all that this house has to offer.

ACCOMMODATION

Ground floor - Entrance Porch, Hall, Kitchen/Dining Room, Study, Sitting Room, Play Room/Bedroom 5, WC, Utility Room

First floor - Master Bedroom with en-suite, Double Bedroom with en-suite, two further Double Bedrooms, Family Bathroom



WILSON ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1594 SQ FT / 148.1 SQ M
EXTERNAL GARAGE AREA 383 SQ FT / 35.6 SQ M
TOTAL COMBINED FLOOR AREA 1977 SQ FT / 183.7 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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LOCATION

18 Wilson Road is located in the outskirts of the highly sought after town of Dunbar. Dunbar is well known for its rich history and superb location on the East Lothian Coastline with an abundance of walking routes. The town has lots to offer with two sandy beaches (East beach and Dunbar beach), John Muir Country Park, Dunbar Golf Club and Winterfield Golf Club, two working harbours and a leisure centre with swimming pool. The high street is home to a wide variety of restaurants, cafes and independent shops. On the outskirts of town there is a Garden centre and supermarket. Dunbar has its own Primary and Secondary Schools with Private education also available nearby. The house is just a 15 minute walk from Dunbar Train Station on the East Coast mainline and the A1 runs past the town providing superb road access both to the North & South. Edinburgh International Airport is just 38 miles to the West.

DIRECTIONS

Please use the postcode EH42 1GH or
what3words
///orange.configure.couches

SERVICES

The property benefits from mains water, mains electricity, mains gas and mains drainage. These services have not been tested and therefore there is no warranty from the agents.

FIXTURES & FITTINGS

The carpets and all other floor coverings will be included in the sale.

HOME REPORT AND EPC

Copies of the Single Survey are available upon request from the Selling Agents.

VIEWING

Is highly recommended and strictly by appointment with the Selling Agents.

SOLE SELLING AGENT

FBRSeed, 48 High Street, Haddington, EH41 3EF

Tel: 01573 224381.



AUTHORITIES

East Lothian Council
John Muir House, Brewery Park
Haddington
East Lothian
EH41 3HA
Tel: 01620 827827

RIGHTS & EASEMENTS

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The Purchasers will be held to have satisfied themselves on all such matters.

TENURE

Freehold.

METHOD OF SALE

The property is offered for sale with Vacant Possession by Private Treaty and with entry by arrangement between the parties. A closing date for offers may be fixed and all interested parties are advised to register their interest with the Selling Agents.

OFFERS

If you wish to make an offer for this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Offers should be made in Scottish Legal form and addressed to the Selling Agents. The Seller shall not be bound to accept the highest or indeed any offer.

DATE OF ENTRY

By mutual agreement.

GUIDE TO INTERESTED PARTIES

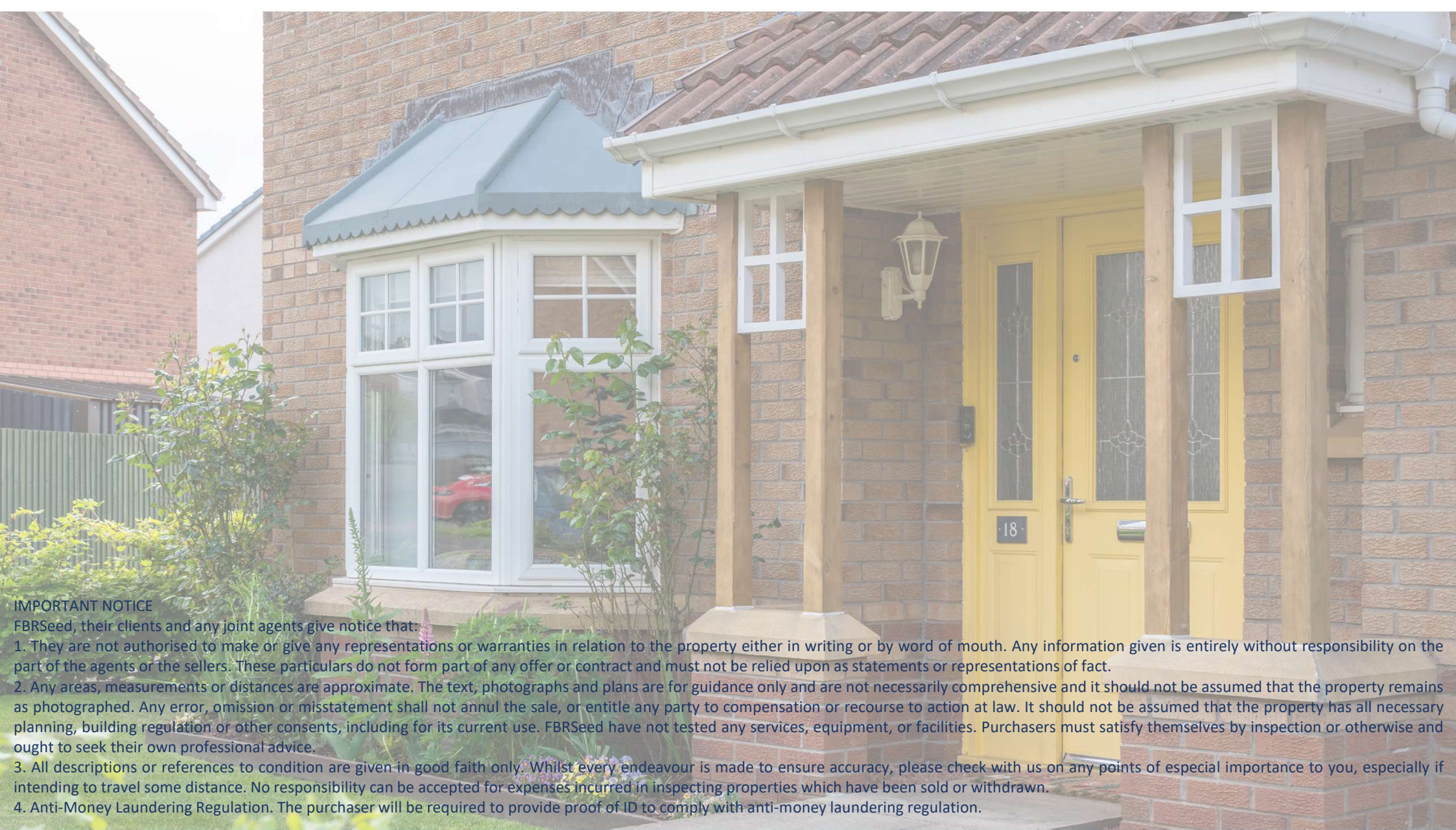
Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point, which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These were prepared in May 2024.

HEALTH & SAFETY

For your own personal safety please be aware of potential hazards within the property when viewing.







IMPORTANT NOTICE

FBRSeed, 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. FBRSeed 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.
4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.

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CHARTERED SURVEYORS

Rose Lane, Kelso, TD5 7AP
48 High St, Haddington, EH41 3EF
www.fbrseed.com

KELSO: 01573224381
HADDINGTON: 01620824000
reception@fbrseed.com