

COULTERS<sup>©</sup>

# PLOT 3, MARAGRAN QUEENS ROAD

DUNBAR, EAST LOTHIAN, EH42 1RA

 4 BED  4 BATH  3 PUBLIC



## TAKE A LOOK INSIDE

One of only three houses on this small exclusive bespoke development in the heart of the ever popular seaside town of Dunbar.

Plot 3 is situated closest to the town and benefits from an appealing and flexible layout. Careful attention to detail and quality fixtures and fitting provide a rarely available opportunity.

The upper floors have wonderful sea views. The garden to the rear has a patio with glazed balustrade and a generous space to create your own finish, to the front the garden is laid to lawn and there is a driveway to the side leading to the single garage.



## KEY FEATURES

 Stunning contemporary detached new build home.

 Four bedrooms and four bathrooms.

 Gardens to front and rear plus roof terrace.

 Driveway, single garage and electric car charger.

 Stunning sea views from upper floors.

 Close to beach, golf course & local amenities.

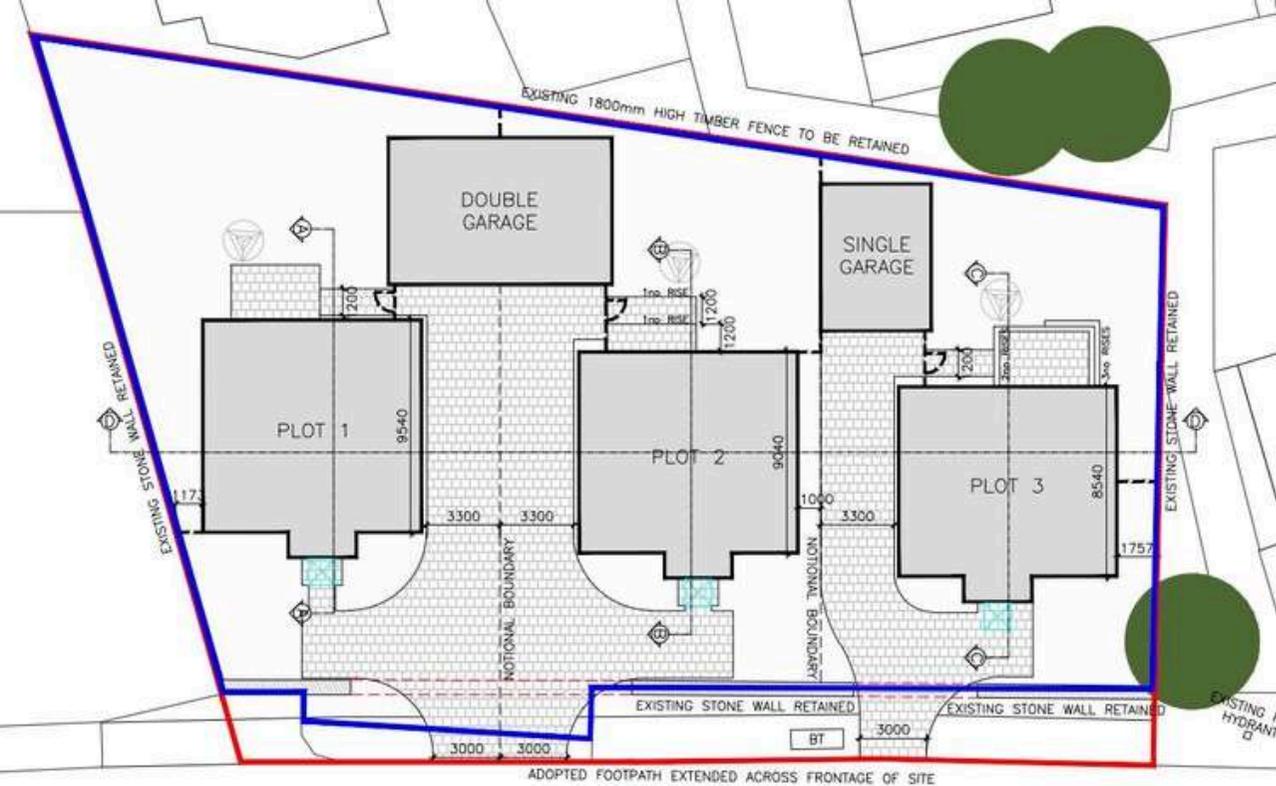




The accommodation provides a flexible and generous layout which could be used in a variety of ways depending on the purchasers needs.

The ground floor benefits from a contemporary kitchen/dining/living space with doors leading to the garden, the sitting room to the front can be opened up to provide a completely open plan area or used separately, there is also a useful cloakroom with WC. On the first floor there are four double bedrooms, one with a walk in wardrobe/study, two ensuite shower rooms and a family bathroom. On the top floor the space could be used as a family room, study and shower room or as a principal bedroom suite. A terrace from the family room allows uninterrupted sea views.





## LOCATION

Dunbar is a picturesque, historic coastal town in East Lothian surrounded by beautiful countryside and expansive beaches. With a real sense of community, the vibrant and award-winning high street has a wide array of independent retailers, popular restaurants, chemists, a post office, convenience stores, and opticians.

Recreational opportunities include Dunbar Leisure Centre with a swimming pool, flumes, and fitness classes; beautiful beach and cliff top walks; the John Muir Country Park and two golf courses. Families will love East Links Family Park, Coast to Coast surf school, and Foxlake Adventures.

Well-regarded local schooling includes Dunbar Primary School and Dunbar Grammar School.

Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. Dunbar Railway Station provides direct routes to Edinburgh, London and Aberdeen. There is easy access to A1 making Edinburgh easily accessible by car and bus.



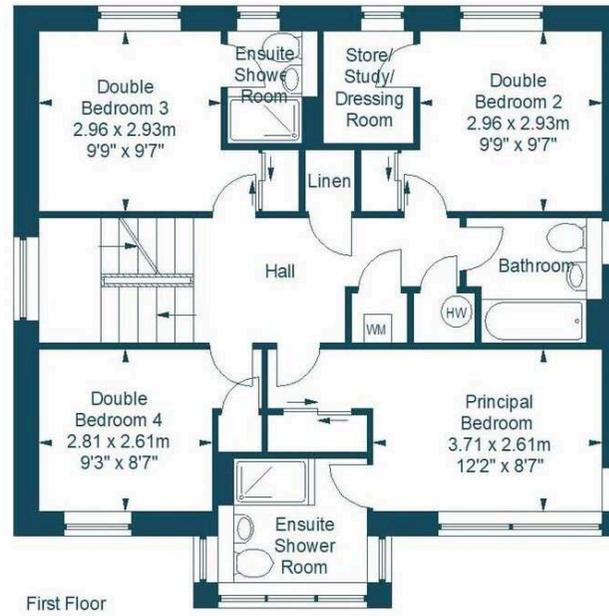
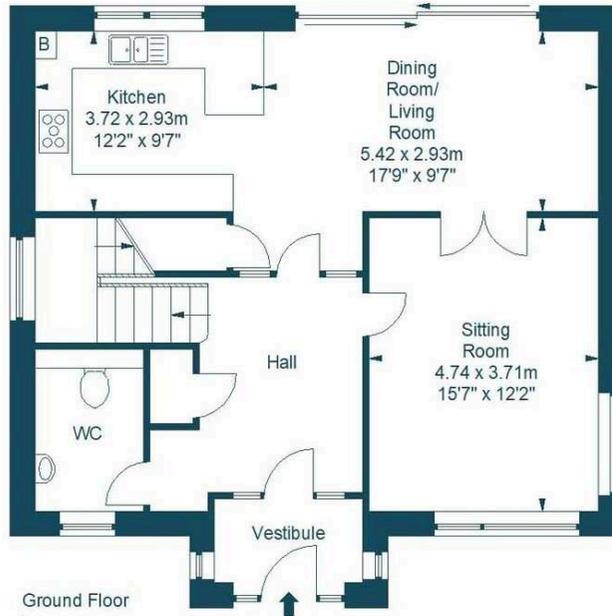
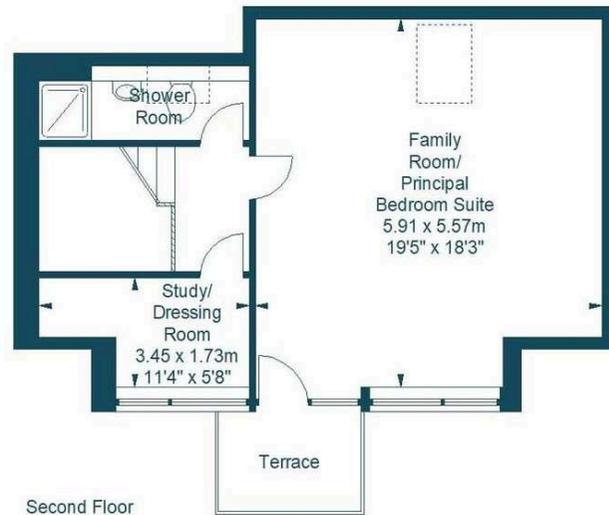


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Plot 3,  
Samoya,  
Maragrain,  
Queens Road,  
Dunbar,  
East Lothian, EH42 1QH



Approx. Gross Internal Area  
195.93 Sq M - 2109 Sq Ft  
For identification only. Not to scale.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.