

SIMPSON & MARWICK



3 Chalet, Back Road, Belhaven, Dunbar, East Lothian, EH42 1NX



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Beautifully renovated two-bedroom modern chalet by Belhaven beach.



- Recently renovated two-bedroom modern chalet park home
- Open-plan sitting, dining, and kitchen area with modern kitchen and ample storage
- Two versatile bedrooms, one with French doors opening onto the garden
- Contemporary shower room
- Enclosed garden with lawn, charming summer house, and shed
- Off-road parking with additional parking to the front
- Rear of the chalet enjoys views over the golf course & close to beach
- Set on a 10-year rolling lease (7 years remaining on current term)
- Ground rent £2,220 per annum, reviewed every five years (next review 2027)
- Leasehold with East Lothian Council – cash purchase only
- Occupancy restrictions apply: March–November full occupancy; weekends only 1–23 December; full occupancy 24 Dec–7 Jan

Nestled in the sought-after Belhaven area of Dunbar, just a short stroll from the picturesque shoreline and golden sands, 3 Chalet is a beautifully refurbished two-bedroom modern chalet. Offering a stylish coastal retreat, this property combines contemporary living with flexible, low-maintenance accommodation in one of East Lothian's most desirable locations.

The chalet has been totally renovated, taken back to the skeleton and rebuilt throughout. Everything is new, with full insulation, complete rewiring and a new electric board, replumbing, new lighting, and fresh wiring throughout. It has been freshly painted inside and out, and finished with a brand-new kitchen, bathroom, roof, rhones, and even an outdoor tap. Importantly, the property has not been occupied since completion, ensuring pristine accommodation ready to enjoy.

The open-plan sitting, dining, and kitchen area is bright and welcoming, creating a perfect space for relaxing or entertaining. The modern kitchen is well-appointed with ample storage and space for appliances. There are two versatile bedrooms, one of which features French doors opening onto the garden. The shower room has been fully modernised, with shower enclosure and sleek contemporary fittings.

Externally, the chalet enjoys a charming garden enclosed by a picket fence, with a lawned area, a summer house, and a shed—perfect for outdoor enjoyment or storage. Off-road parking is available, with additional parking to the front of the property. The rear of the chalet overlooks the golf course, providing peaceful views and a sense of space.

3 Chalet offers a rare opportunity to own a stylish, newly renovated coastal retreat just steps from the beach, combining modern interiors, versatile space, and delightful outdoor areas in one of East Lothian's most picturesque settings.

Leasehold Information

The cabin is held on a rolling 10-year lease from East Lothian Council. There are currently 7 years remaining on the existing term, with no cost to renew. Ground rent is £2,220 per annum, reviewed every five years (next review 2027). Please note all chalets on the site are leasehold, cash purchase only, and subject to occupancy restrictions: March–November full occupancy, weekends only 1–23 December, and daily between 24 December–7 January.

Location

Historic Dunbar, which is surrounded by fantastic scenery, is a vibrant thriving town with a real sense of community. There is a bustling high street with an excellent selection of independent and artisan shops, restaurants and galleries with the convenience of a large supermarket on the outskirts. There are excellent schools in the area. Private schooling is also available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh. The two colourful working harbours beneath the ruined castle are the hub of the town and the Harbour Trust is an active part of local life. The Dunbar Battery has recently been spectacularly restored to create a unique open-air venue with an amphitheatre and a coastal garden. There is also a leisure centre with a swimming pool and a newly opened platinum fitness centre, two golf courses, beautiful sandy beaches, spectacular cliff top walks and the John Muir Country Park. The town is also home to Coast to Coast, Scotland's largest surfing school. The convenience of easy access to Edinburgh City Centre by train (25 minutes) or via a regular bus service and access to the A1 and City Bypass is easy and straightforward, which combined with accessibility to Newcastle and the South by train or car adds to the appeal of this sought-after town.

Fixtures and Fittings

All blinds, light fittings, oven, fridge, washing machine, hob, microwave, all furnishings, summer house, and shed are included within the sale. Sold as seen.

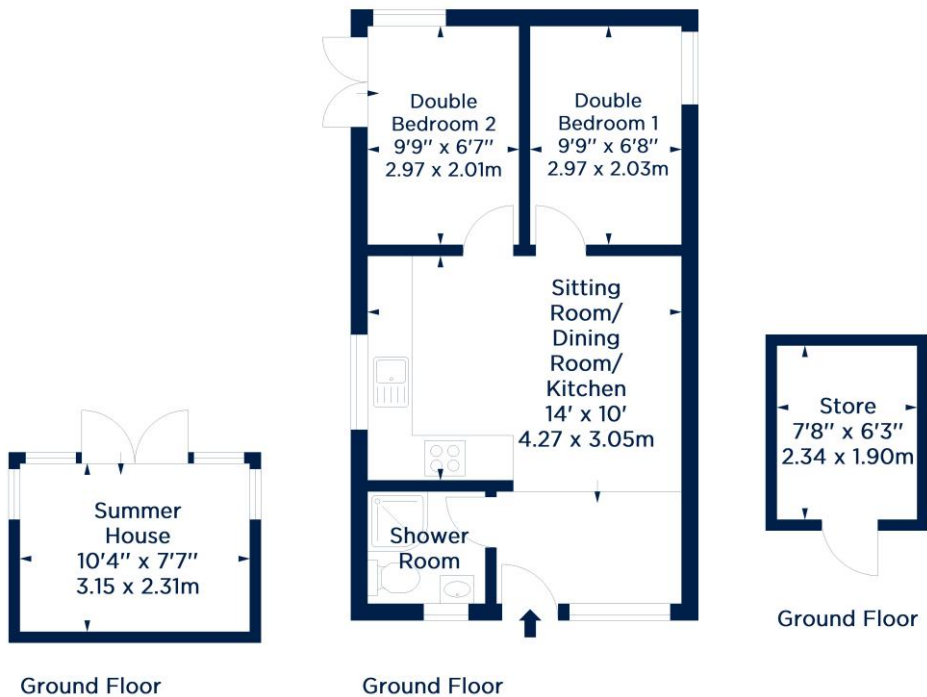
Viewing Details

By appointment telephone Simpson & Marwick



SIMPSON & MARWICK

Approx. Gross Internal Area
361 Sq Ft - 33.54 Sq M
Summer House & Store
Approx. Gross Internal Area
125 Sq Ft - 11.61 Sq M
For identification only. Not to scale.



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