

SIMPSON & MARWICK



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



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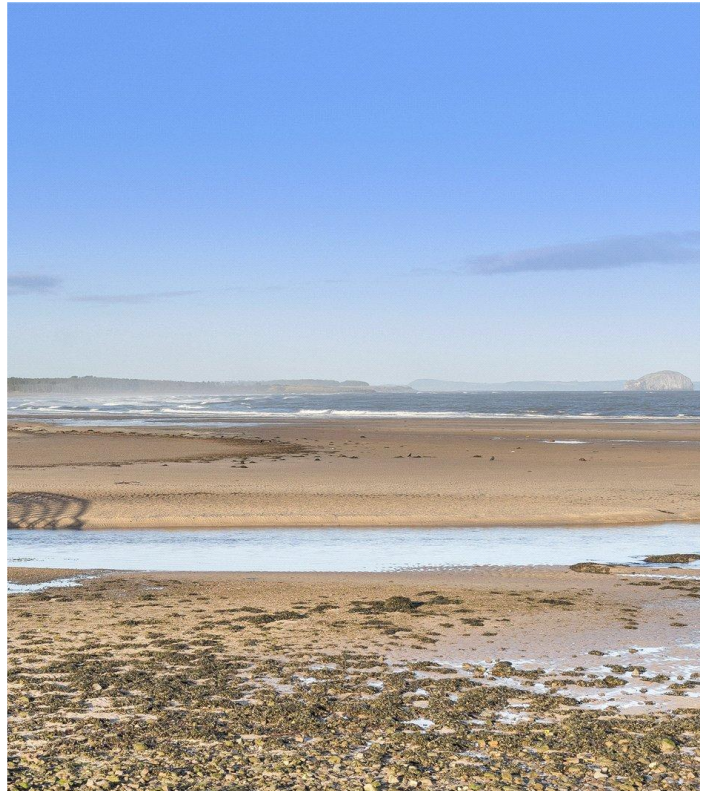
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EPC: To be confirmed (0)

Council Tax -

Recently renovated coastal chalet on a rare, generous plot at Belhaven Bay.



- Recently renovated two-bedroom chalet in the sought-after Belhaven coastal development
- Open-plan living area
- Brand new country-style kitchen with integrated appliances and ample workspace
- Well-proportioned bedrooms, principal bedroom with built-in sliding wardrobes
- Shower room
- Large wraparound garden offering multiple outdoor seating areas
- Potential for extension or

Located just moments from the sweeping sands of Belhaven Bay, 8 Chalet, Back Road offers a well-proportioned two-bedroom coastal retreat in one of East Lothian's most desirable seaside settings. Recently renovated throughout and set on a generous plot, this chalet provides wonderful modern comfort in truly move-in condition.

Inside, the property features a bright open-plan kitchen and living area. The newly installed country-style kitchen creates a charming focal point, complete with integrated appliances. Both bedrooms are of a good size, with the principal bedroom benefiting from built-in sliding wardrobes that offer excellent storage. A modern shower room completes the internal accommodation.

Externally, the chalet is in excellent condition, and sits on a substantial wraparound plot, providing ample garden areas and scope to potentially extend or reconfigure, subject to the necessary consents. High quality composite cladding has the additional benefit of low future maintenance.

8 Chalet, Back Road represents an appealing chance to secure a modernised, low-maintenance holiday base within easy reach of Belhaven's iconic coastline, with generous outdoor space and further potential seldom found in the area.

Please note that some photographs have been digitally altered for illustrative purposes only, to include the existence of furniture.

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

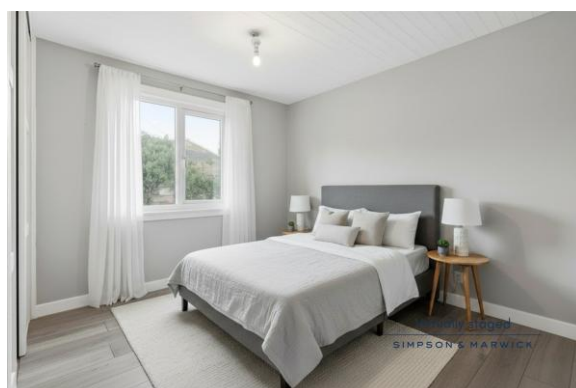
Historic Dunbar, which is surrounded by fantastic scenery, is a vibrant thriving town with a real sense of community. There is a bustling high street with an excellent selection of independent and artisan shops, restaurants and galleries with the convenience of a large supermarket on the outskirts. The 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, wave machine and flumes, 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 fitted floor coverings, light fittings, integrated hob, oven, microwave, and cooker hood, are included within the sale. The washer/dryer and fridge/freezer, in a cupboard adjacent to the kitchen, are also included in the sale price. Other items may be available by separate negotiation.

Viewing Details

By appointment telephone Simpson & Marwick

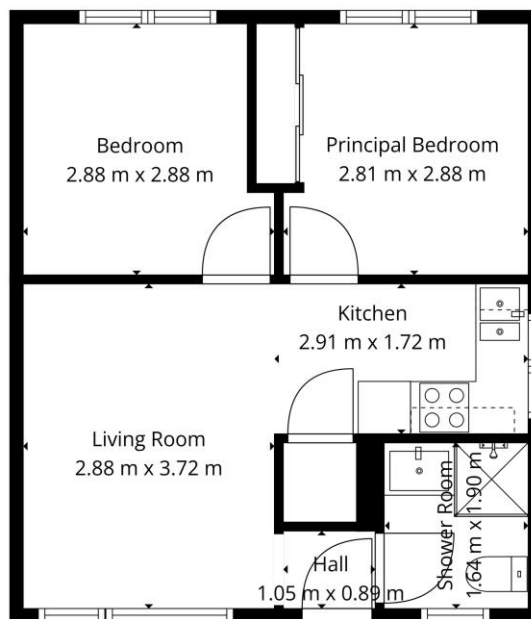


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**8 Chalet, Back Road
Belhaven, Dunbar, East Lothian, EH42 1NX**

Approx Gross Internal Area:
420 Sq Ft (39 Sq M)

For Identification purpose only. Not to scale.
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