

COULTERS[©]

THE LIGHT HOUSE

10 EDINBURGH ROAD, BELHAVEN, DUNBAR, EAST LoTHIAN EH42 1TS



4 BED



2 BATH



3 PUBLIC



TAKE A LOOK INSIDE

The Light House is a charming and highly distinctive detached house set in extensive gardens and grounds with a range of useful outbuildings in the sought-after village of Belhaven, located on the edge of Dunbar and close to the magnificent sandy beach of Belhaven Bay. The accommodation is beautifully presented throughout mixing period charm with more modern touches to create a layout suited to modern day living, including the creation of a superb open plan kitchen/dining room by the current owners.

Accommodation comprises in brief:

Lower ground floor: extensive cellars rooms, including a large utility room, which can be accessed from the upper floor reception hall or externally. The rooms have power and lighting and have potential for a variety of uses.

Ground floor: vestibule, reception hall providing access to the principal rooms and the lower ground floor. The spacious kitchen/dining room has a range of floor and wall mounted units, a larder cupboard and an attractive fireplace in the dining area. French doors lead from the kitchen area to a raised, south facing timber terrace, ideal for al fresco dining, with steps leading down to the wonderful garden. To the front is an elegant dual aspect sitting room with a wood burning stove, working shutters and a



KEY FEATURES



Charming detached 4 bedroom period house



Beautifully presented and flexible accommodation



Impressive kitchen/dining room with external terrace



Garage and range of outbuildings



Extensive gardens and grounds



Close to stunning beach and transport links



EPC Rating - D



Council Tax Band - F





built-in bookcase. To the rear is a study/TV room and a good-sized double bedroom. A modern shower room is accessed off the hallway.

First floor: broad landing area, three double bedrooms with open outlook and a family bathroom.

OUTSIDE

The Light House is set back from the street and is accessed through a pillared entrance to a large gravel parking area to the side of the house where the garage is located. Adjoining the garage are the former stables, which provide extensive additional storage space. A real feature





MORE INFORMATION

of the property are the wonderful grounds with the main garden area, which is south east facing, to the rear. The garden is interspersed with pathways, a large lawned area, mature herbaceous borders and a variety of mature trees and shrubs providing excellent privacy. To the rear of the garden is a spacious summer house/office studio with power and lighting, ideal as a home office. On the western side of the house is another private and sheltered garden area to catch the evening sun.

THE LOCAL AREA

Situated a stone's throw from beautiful Belhaven Bay, the property is located within easy walking distance of a good range of local amenities and Dukes of Belhaven cafe and art gallery. Located within easy reach is the picturesque, historic coastal town of Dunbar, which is surrounded by stunning 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.









THE LOCAL AREA(cont.)

Well-regarded local schooling includes Dunbar Primary School and Dunbar Grammar School. Private schooling is available at Belhaven Hill, Compass in Haddington, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

EXTRAS

All fitted carpets, light fittings and integrated appliances are included in the sale.



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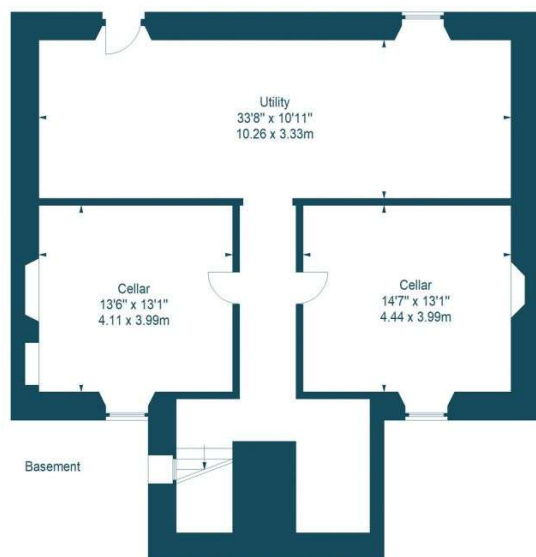
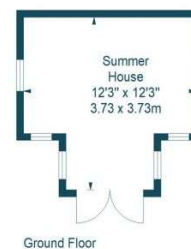
HOME REPORT VALUATION: £700,000



The Light House,
Edinburgh Road,
Belhaven, Dunbar,
East Lothian, EH42 1TS



Approx. Gross Internal Area
1676 Sq Ft - 155.70 Sq M
Basement
Approx. Gross Internal Area
1004 Sq Ft - 93.27 Sq M
Out Buildings
Approx. Gross Internal Area
628 Sq Ft - 58.34 Sq M
For identification only. Not to scale.
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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.