



TULLIALLAN

EAST LINKS ROAD, DUNBAR, EAST LOTHIAN, EH42 1LT

**McEwan Fraser Legal**
Solicitors & Estate Agents

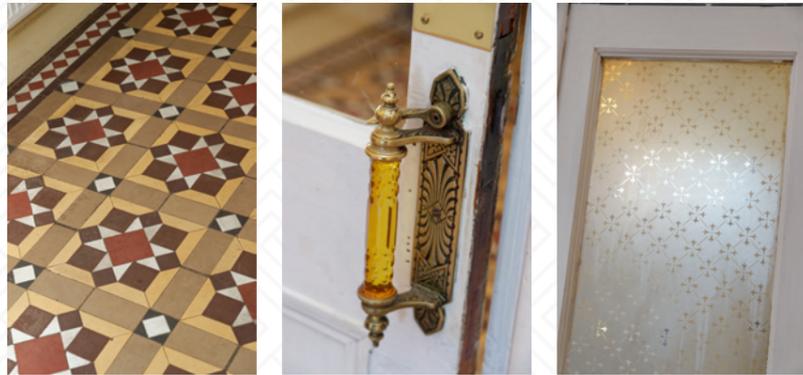
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McEwan Fraser is delighted to present Tulliallan, a substantial Victorian house which backs directly onto Dunbar's beautiful East Beach. Dating from the late 1800s, the property retains its period feel with features including original sash and case windows, original doors, ornate cornices, Edinburgh Press cupboards and cast-iron fireplaces. In recent years the property has undergone a significant programme of renovation with upgrades including a new roof, new cupolas, a new heating system, extensive insulation, Accoya wood replacement windows to the rear, and renewed original windows to the front. The property is presented to the market in superb condition.

Living accommodation, as currently arranged, stretches to around 300m² and includes five double bedrooms of which three have ensembles, two reception rooms, a superb dining kitchen, a gym, a laundry/utility room, and a master bathroom.

At ground floor level, the imposing front door opens into an impressive entrance vestibule with a traditional tiled floor, an ornate cornice, and plenty of space for coats and muddy boots. Moving into the main hall is when the house begins to make a real impression. You are met with high ceilings, period detailing, excellent levels of natural light, a beautiful staircase, and striking exposed floorboards. There are two reception rooms that both overlook the front garden.





The main drawing room is stunning and enjoys superb proportions. An original fireplace has been modernised with a multi-fuel stove and there is a beautiful traditional sideboard that is original to the house and built from Douglas Fir to match the main staircase. Other stand-out features are an ornate cornice, high ceilings, traditional high skirting boards, and huge floor space giving flexibility for a new owner to create their ideal entertaining space.



Across the hall, a cosier sitting room has all the same features on a more intimate scale. The suspended floors on the level have been insulated with Cosy Wool and draft-proof membrane.



The
SITTING ROOM



The
UTILITY



Stairs from the hallway lead down to a lower ground floor level that has been substantially re-developed and now includes a laundry/utility room, a gym, and a stunning dining kitchen. This whole level of the house benefits from underfloor heating.

The
GYM





The dining kitchen is finished to an exacting standard and includes a generous range of base and wall-mounted units that are topped with solid oak work surfaces and offer a huge amount of prep and storage space.





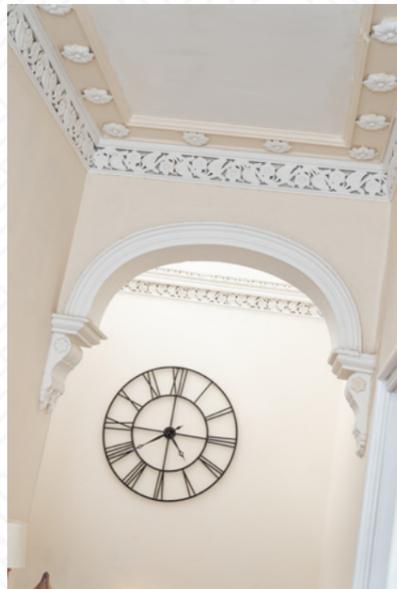
Climbing the stairs from the main hallway, a half landing gives access to a double bedroom that boasts stunning sea views and a traditional fireplace.



The
FOURTH BEDROOM



Moving further up the stairs to the first landing gives access to three further bedrooms. Two of these bedrooms are large doubles that overlook the front garden. Both have generous floor space and ensuite shower rooms. The third bedroom is the obvious master bedroom and it enjoys superb sea views from a triple window, a multi-fuel stove, a stunning cornice, integrated wardrobes, and access to a large ensuite bathroom complete with a roll-top bath and a separate shower. Accommodation on this level is completed by the family bathroom which includes a white three-piece suite with a mains shower over the bath.



The
BATHROOM



Master
BEDROOM



**Second
BEDROOM**



**Third
BEDROOM**



Further stairs lead to the second floor where there is a further bedroom, again with sea views, and a fireplace.



Fifth BEDROOM



A further set of stairs leads to the attic level where there are two storerooms which could be utilised for study/office accommodation or as a private space for a teenager.



Externally, the property sits back from the road behind a mature front garden that is largely laid to lawn and bordered by mature flower beds and a low brick wall. The extensive rear garden is separated into distinct zones. Immediately adjacent to the kitchen there is a generous deck which provides superb entertaining space. Moving further back there is a secure rear access gate which gives access to a detached garage and a large parking area. The garage has a living roof visible from the house with 11 varieties of Sedum 9 of which are flowering. Moving back again there is a mature lawn and vegetable garden. The rear boundary is a stone wall with gated access to the beach.

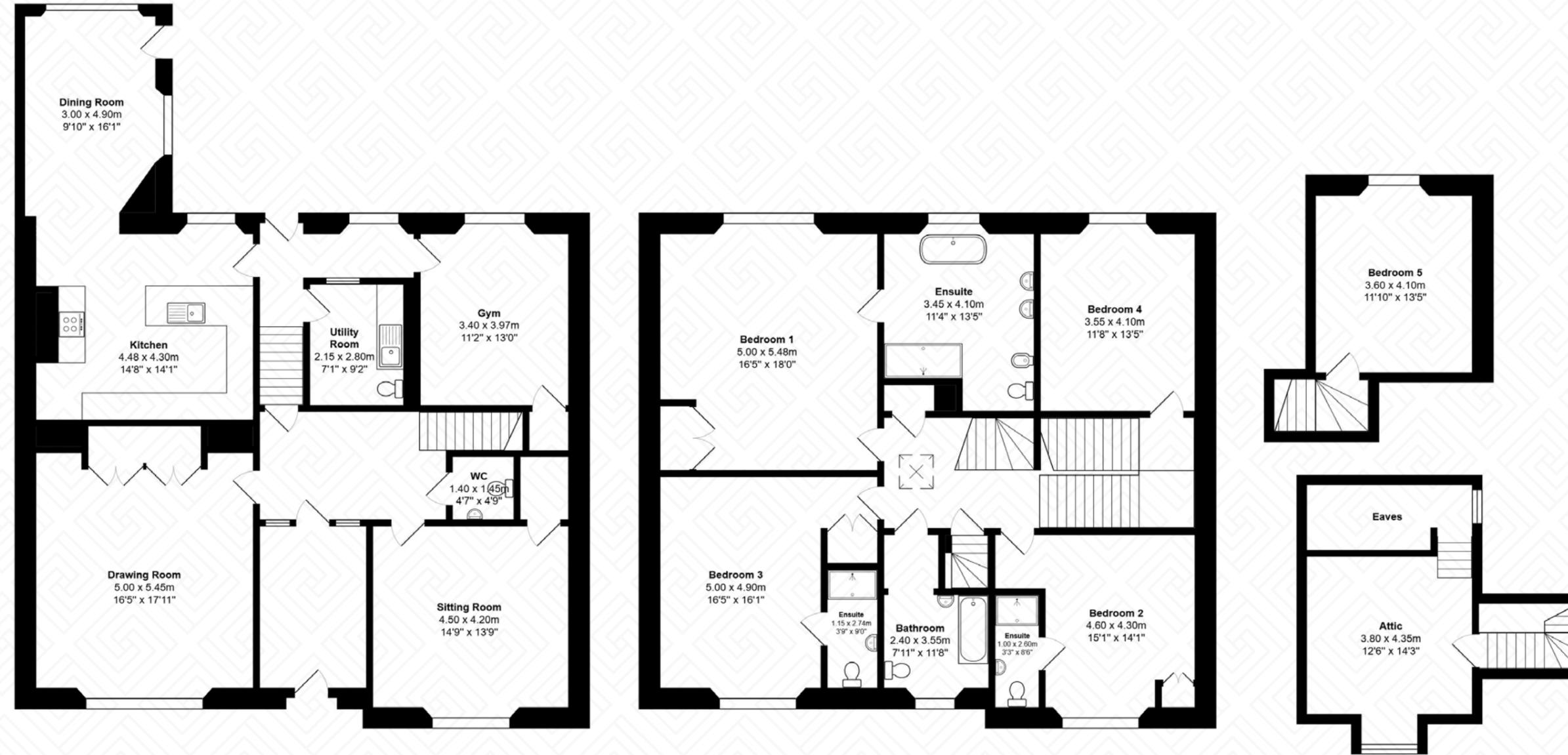
This house needs to be seen to be fully appreciated.



The
EXTERNALS



Floor PLANS



Approximate Dimensions
(Taken from the widest point)

Gross internal floor area (m²): 305m²

EPC Rating: C

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The LOCATION

Dunbar, thirty miles east of Edinburgh on the A1, is renowned for its high sunshine record, its rugged coastline, and attractive countryside. Dunbar became a Royal Burgh in 1370 and the town is steeped in history and was one of the most famous Scottish fortresses in the Middle Ages. Its ancient castle ruins stand guard over the town's twin harbour.

The High Street is surrounded by various shops, vennels and historic buildings and is full of character. Here you will find everything for all your daily requirements including banking and postal services. In fact, Dunbar has such a broad range of local amenities that there is no need to venture out of the town. Dunbar Leisure Pool with its wave machine, flumes and other exciting water features, along with a health suite, sauna, solarium and steam room, offers just a few of the recreational facilities located within Dunbar. There are two acclaimed golf courses in Dunbar and Dunbar Golf Club is currently undergoing a period of redevelopment which will include a new golf academy.

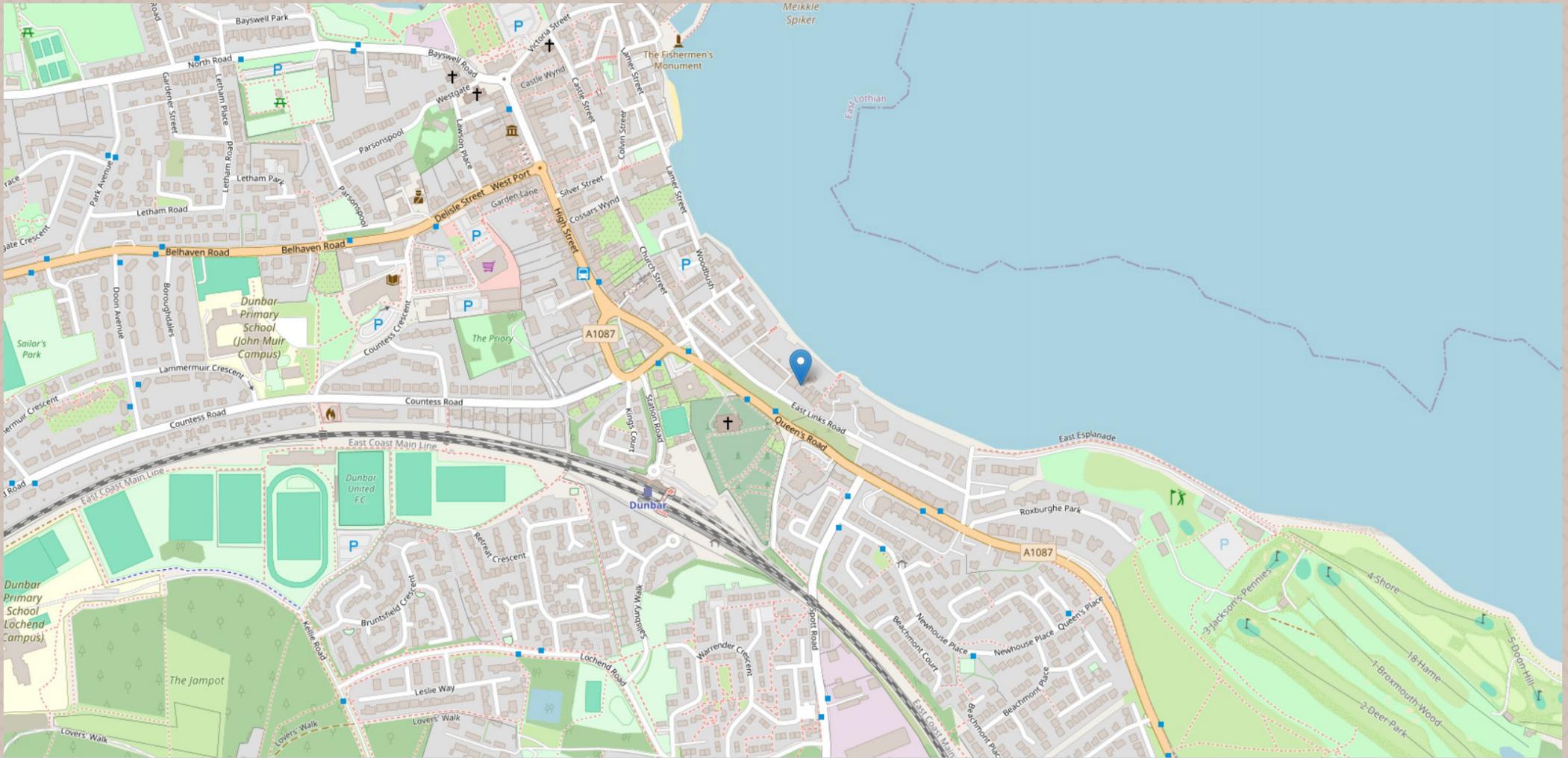


The John Muir Country Park and the Lammermuir Hills offer scenic and tranquil landscapes rich in natural history. The cliff-top trail captures the beauty of the countryside and its spectacular seascapes. Dunbar has all the ingredients for an energetic lifestyle or, if you prefer, a tranquil setting in which to set up home.

It is very easy to reach by road, rail, and air. Dunbar is only half a mile from the main A1 trunk road. Dunbar sits on the East Coast mainline line connecting Edinburgh Waverley with London King's Cross.








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