



FLAT 2, KNOCKENHAIR HOUSE
KNOCKENHAIR ROAD
DUNBAR, EH42 1BA

A spacious 4 bedroom apartment with spectacular views in the historic Knockenhair House.

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PROPERTIES



Dunbar

Welcome to Dunbar, a sunny and vibrant town on the breath-taking East Lothian coast. The town has in recent years been shortlisted as one of the '10 Best places to live in Scotland' by The Sunday Times. Dunbar has a favourable microclimate that offers record high sunshine hours, and many of its residents enjoy these hours by spending them on its white sandy beaches, in John Muir Country Park and other protected

woodland areas, or at the picturesque old fishing harbour. The town itself offers a lively High Street with award-winning shops, including grocers, bakers, butchers, banks, fine art galleries, coffee houses, restaurants, hardware shops, a florist, chemists and a garden centre. On the outskirts of the town is a large supermarket and another large garden centre. Its state-of-the-art Leisure Pool also offers

a gym and fitness classes. The town benefits from tennis courts, large sports grounds, two golf courses and an extreme water sports centre. Dunbar is known for its outstanding schools, both at primary and secondary level. A 20-minute train journey will take you to Edinburgh or Berwick-Upon-Tweed. For commuters, the A1 offers convenient access to Edinburgh, Berwick-Upon-Tweed, and beyond.

Knockenhair House

Knockenhair House is an imposing mansion designed for Sir Reginald Wingate by the renowned architect Robert Weir Schultz in 1907. Built on a hilltop in order to command spectacular views of the surrounding countryside, this house remains a distinctive Dunbar landmark. Today, it continues to offer unparalleled views across the sea, nature reserve, golf course and the hills around East Lothian. After Sir Wingate's death, the house was donated to the council in the 1950s. Today, the house comprises of 4 spacious apartments, each with land and outbuildings.





From every room in this spacious apartment the large windows frame the most breath-taking views over the sea, nature reserve, golf course and hills.

Arranged over two floors, 2 Knockenhair House is a fantastic family home with 4 spacious double bedrooms, 2 large living rooms, a dining kitchen, a garage and a quarter of an acre of garden grounds. The generous proportions

of the original design have been retained by the current apartment, with the master bedroom alone measuring over 25m² (270 ft²). Entering the building through a bright and spacious entrance hall, lit with natural light from the large period

windows, number 2 is up a private flight of stairs. Inside, you will find a most remarkable sitting room offering not only very generous proportions but also a large bay window (with window seats) framing the views which this house is renowned for.

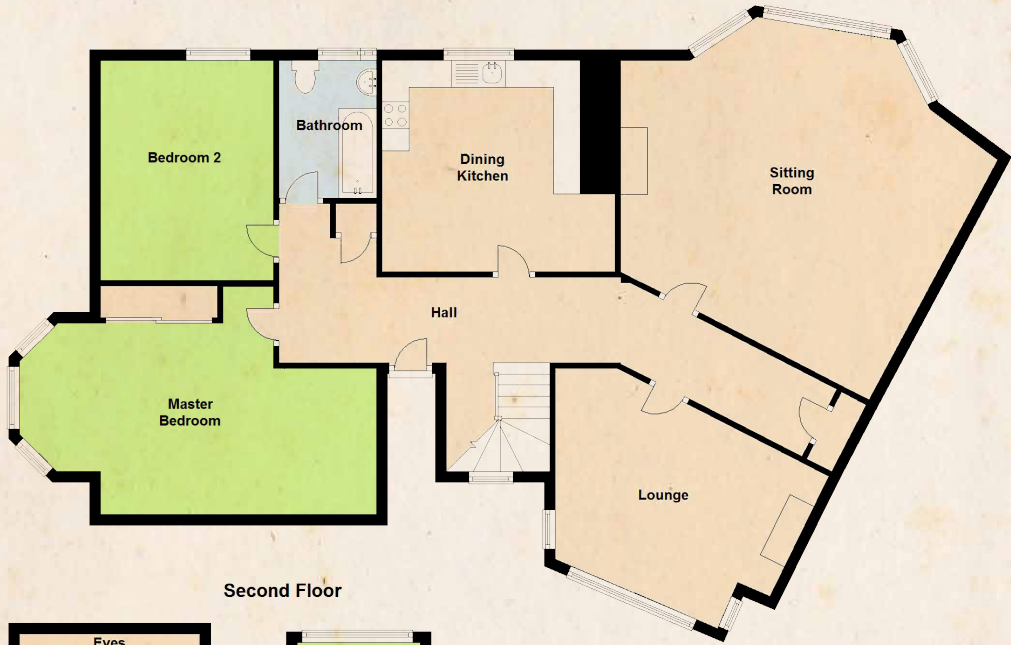


Next door is the lounge with double aspect windows and an open fire with an ornate surround.

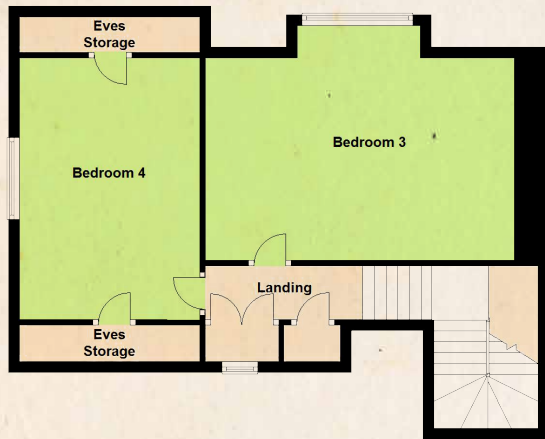
The modern dining kitchen is the heart of this home and offers integrated appliances including a dishwasher, washing machine, double oven, hobs and extractor hood. It's the ideal place to dine or entertain with seating for up to 6 people. The master bedroom, with its large bay window, overlooks the hills in the distance and offers ample space and a built-in wardrobe. Next door is another well-proportioned double bedroom with views over the sea. The modern and fully tiled family bathroom, with a white 3-piece-suite and a shower over the bath, completes the accommodation on this floor. Upstairs, you will find a further two large double bedrooms both benefitting from built-in storage. Externally, this property offers private landscaped garden grounds (with a decked patio area) of around a quarter of an acre, a single garage, extra parking space and communal grounds. EPC Rating - F.



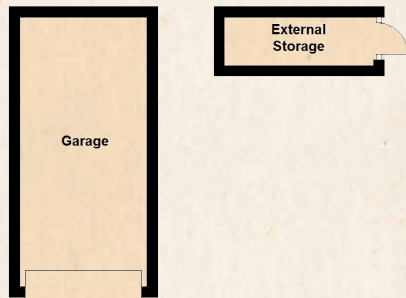
First Floor



Second Floor



Ground Floor

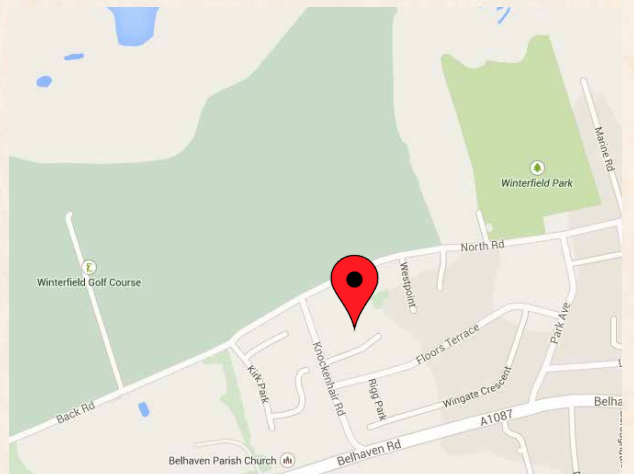


Approximate Dimensions
(Taken from the widest point)

Lounge	5.21m (17'1") x 3.12m (10'3")
Dining Kitchen	4.35m (14'3") x 3.95m (13')
Sitting Room	5.82m (19'1") x 4.11m (13'6")
Master Bedroom	6.65m (21'10") x 4.28m (14')
Bedroom 2	4.11m (13'6") x 3.22m (10'7")
Bedroom 3	6.20m (20'4") x 4.45m (14'7")
Bedroom 4	4.89m (16'1") x 3.36m (11')
Bathroom	2.57m (8'5") x 1.82m (6')

Extras

All floor coverings, fitted blinds, fitted wardrobe, garden shed and light fittings are included in the sale.



HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.



1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
 2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.