

**ESTATES**  
**Strategic Asset and Capital Plan Management**

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# **FOR SALE**

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**46B High Street**  
**Dunbar**  
**EH42 1JH**

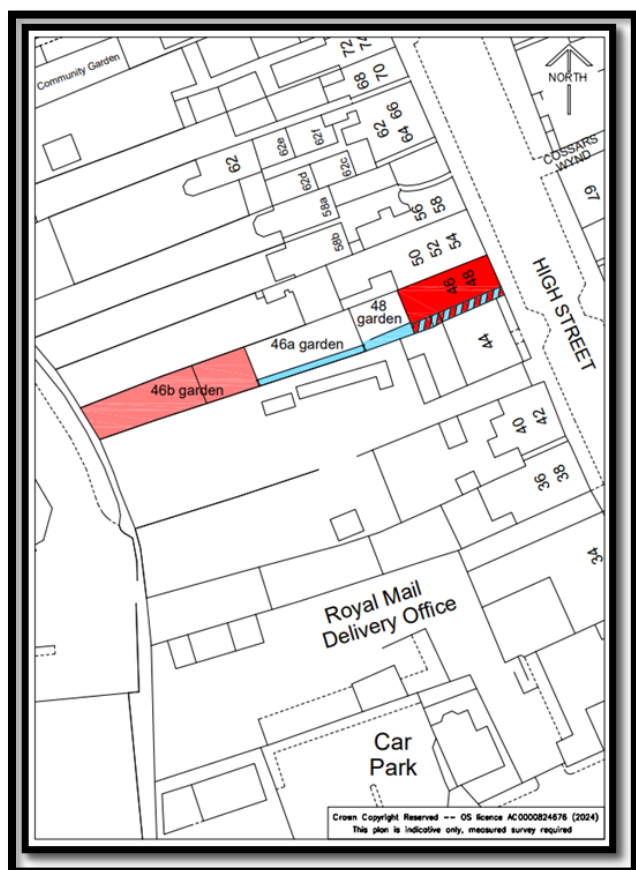
Recently upgraded  
4 Apt second floor flat

**Offers over £170,000 are invited**

## LOCATION

The historic town of Dunbar occupies a stunning coastal position within easy reach of Edinburgh. The city of Edinburgh can be reached by train in approximately 30mins, and around 45 mins driving time via the A1. Dunbar is a vibrant town and offers an excellent quality of life. The High Street offers a wide variety of independent shops, cafes, and restaurants. On the outskirts of Dunbar there is a new development with a large supermarket, Garden Centre, and fast-food outlet.

Dunbar is well served with an excellent leisure centre and swimming pool, historic harbour, beautiful beaches and two golf courses. The John Muir Country Park is close by and there are many walks available within the surrounding East Lothian countryside. Dunbar benefits from substantial nursery, primary and secondary schools along with private nurseries and the private Belhaven Hill School.



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## SITUATION

This bright and spacious second floor flat is located within the conservation area of Dunbar High Street. Dunbar High Street has a mixture of both commercial and residential properties and is convenient for all local amenities and transport links. The subjects of sale are shaded red on the adjacent site plan.

## DESCRIPTION

The building comprises 2 residential flats on the first and second floor and a commercial unit on the ground floor. This property is a 4 apt second floor flat. The main walls are of solid stone construction pointed to the rear elevations and rendered to the front elevation. The roof is pitched and slated under metal ridges and there are dormer windows to the rear elevation. The property has been recently refurbished and upgraded including the kitchen and bathroom. The kitchen includes a range of modern style wall and base units incorporating a stainless-steel sink. The family bathroom consists of a three-piece suite with electric shower above.



## **ACCOMMODATION**

The property is accessed from the High Street via a secure entry door into a communal stair. The accommodation comprises three good sized bedrooms (2 double, 1 single), large living Room, kitchen, family bathroom, and large store. Externally the property benefits from a large private garden to the rear. Traditional sash and case windows allow natural light into the property and there is adequate storage. Parking is on street and restricted to 90 mins throughout the day and is unrestricted in the evening.

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## **CONDITION**

Further information is contained within the Home Report which is available to download separately.

## **ENERGY RATING**

The Energy Performance Certificate gives the property a C rating.

## **SERVICES**

Mains water, electricity and gas. The property benefits from a gas fired central heating system.

## **COUNCIL TAX**

We are advised that the subjects are currently banded D.

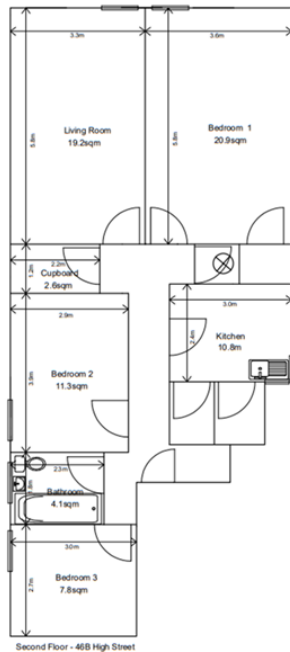
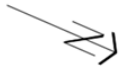


## VIEWING

Strictly by prior arrangement with the Estates Section.

To arrange a viewing contact 01620 820 663 or email [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk)





Living Room: 3.57m x 5.84m (11.71ft x 19.16ft)

Kitchen: 2.97m x 2.4m (9.74ft x 7.87ft)

Bedroom 1: 3.57m x 5.84m (11.71ft x 19.16ft)

Bedroom 2: 2.89m x 3.94m (9.48ft x 12.92ft)

Bedroom 3: 2.89m x 2.74m (9.48ft x 8.98ft)

Bathroom: 2.32m x 1.77m (7.61ft x 5.80ft)

The gross internal floor area is 98m<sup>2</sup> or thereby

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To discuss any of the details within these particulars, please contact:

**John Martin MRICS Estates Surveyor on Tel: 07974 873 697 or email [jmartin@eastlothian.gov.uk](mailto:jmartin@eastlothian.gov.uk)**

These particulars can also be viewed and downloaded at [www.eastlothian.gov.uk/property](http://www.eastlothian.gov.uk/property)

**If you wish particulars to be sent out to you by post  
or**

**If you intend to offer for the property, please contact:**

**Estates Section**

**Tel: 01620 820 663 or**

**Email: [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk)**

**with your details to obtain particulars and/or an offer envelope**

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**These particulars do not form part of any contract and the Council shall not be legally bound by any statement contained herein. None of the statements contained in them regarding the property is to be relied upon as a statement or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.**

## CONDITIONS OF SALE

1. The property will be sold as possessed by the Council and subject to all conditions and/or restrictions affecting it, whether or not in the title deeds. Any conveyance by the council shall contain such reservations, burdens and conditions as the Council may consider necessary for the protection of the Council's interest.
2. Offers conditional upon gaining planning consent will be considered, but in the event of similar bids being received preference may be given to offers not conditional on planning.
3. The purchase price will be paid in full at a date to be agreed subject to the following:
  - (a) A deposit of 10% of the purchase price shall be paid to the Council immediately on conclusion of formal missives, with the balance of the purchase price payable at the date of entry.
  - (b) Interest at 4% above the Royal Bank of Scotland base rate will be chargeable on the balance of the purchase price from the date of entry until paid.
4. The purchasers shall be liable for any statutory notices issued after the date of conclusion of missives.
5. Any offer submitted should also include information on the proposed use intended for the property together with details of any planning and/or other consents required. This information should be as detailed as possible and include plans, specifications etc, where appropriate.
6. Prospective purchasers should also submit with their offer, information sufficient to allow the Council to obtain a suitable financial reference. Where an offer is submitted by a company (which is not a limited or public limited company) or a partnership, then the directors or partners must be named.
7. Offers are invited on the basis that full vacant possession is available to the property.
8. The purchase price is exclusive of VAT.

## DETAILS FOR SUBMITTING OFFERS

1. Offers over £170,000 are invited.
2. The closing date for offers has not yet been set. All parties who have expressed an interest will be notified of the closing date once set. Offers should be open for acceptance for a period of 6 weeks after the closing date. This is to allow consideration of all offers received, to accommodate the Council's reporting procedures and to obtain Scottish Ministers consent.
3. All offers must be made in the appropriate offer envelope and the name and address of the offerer should be written on the back. Any additional material for submission must be suitably sealed, labelled and attached to the offer envelope. An offer envelope can be obtained from Estates Section on 01620 820 663, or by emailing [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk).
4. Only self-evidencing offers in standard legal form will be considered for acceptance by the Council.
5. **Offers received by fax or email will not be accepted.**
6. The Council is not bound to accept the highest or any offer.
7. Offers received after 12 Noon on the closing date will be returned unopened and will not be considered by the Council.
8. **Offers must be submitted in accordance with the above. Failure to do so will result in the offer being declared void.**
9. You are strongly recommended to seek professional advice when making an offer.

# Energy Performance Certificate (EPC)

## Scotland

Dwellings

46B HIGH STREET, DUNBAR, EH42 1JH

Dwelling type: Top-floor flat  
Date of assessment: 16 February 2024  
Date of certificate: 14 March 2024  
Total floor area: 97 m<sup>2</sup>  
Primary Energy Indicator: 172 kWh/m<sup>2</sup>/year

Reference number: 9560-1000-7202-6294-8200  
Type of assessment: RdSAP, existing dwelling  
Approved Organisation: Elmhurst  
Main heating and fuel: Boiler and radiators, mains gas

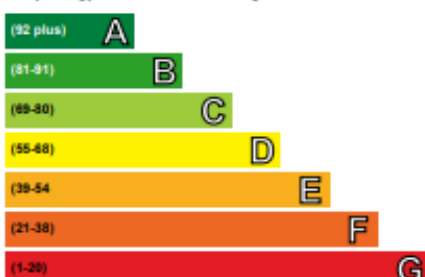
### You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

Estimated energy costs for your home for 3 years*	£3,651	See your recommendations report for more information
Over 3 years you could save*	£168	

\* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

Very energy efficient - lower running costs



Current	Potential
75	76

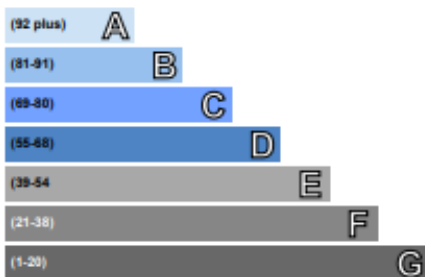
### Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band C (75)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Very environmentally friendly - lower CO<sub>2</sub> emissions



Current	Potential
73	74

### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (73)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£168.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit [greenerscotland.org](https://www.greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE