



THE SAUGHS

MAIN STREET | GULLANE



RETTIE





Summary of Accommodation

Ground Floor: Entrance Vestibule, Entrance Hall, Dining Room/Bedroom, Sitting Room, Kitchen, Breakfast Room, Bedroom, Shower Room, Back Hall and Vestibule.

First Floor: Principal Bedroom with Dressing Room, Drawing Room/Bedroom, Double Bedroom, Bathroom and Cloakroom

Second Floor: Two Double Bedrooms and a Store/Box Room

Outbuildings: Garden Bothy

Garden: Front Garden with footpath, lawn and herbaceous borders with a driveway, and a Side Garden primarily laid to lawn with fruit trees

About: 0.12 acres

THE SAUGHS

MAIN STREET, GULLANE, EH31 2AL

An attractive and tastefully modernised 5/6-bedroom family home with stunning views over the manicured greens of Gullane's popular golf courses, walking distance from the beach and High Street amenities.

Drem 4 miles, North Berwick 5 miles, Edinburgh 19 miles, Edinburgh Airport 28 miles (All distances are approximate).





SITUATION:

The Saughs is situated in the popular village of Gullane, on the right as you approach the village from the West. Within walking distance from the beach and the High Street, and with the Gullane Golf Club Visitors' Clubhouse on the doorstep, The Saughs is ideally placed for making the most of all the highlights Gullane has to offer and to enjoy life on the scenic East Lothian coast. Golfers are spoilt for choice with three 18-hole Golf Courses within walking distance, prestigious Luffness New Golf Club and Muirfield very nearby, and a further 15 golf courses in the county – including a variety of renowned Links Courses on East Lothian's spectacular coastline.

The village itself has a lively mix of shops with a Margiotta, Co-op, café, newsagent, art gallery and six excellent restaurants, pubs and hotels including the recently opened Watchman and the Bonnie Badger. The nearby larger towns of Haddington and North Berwick provide a wider range of shops, supermarkets, and leisure activities. There is a medical centre and dentist, and an excellent primary school in the village with secondary schooling at North Berwick, one of the most sought-after schools in the vicinity. Gullane is situated approximately 21 miles east of Edinburgh which can be easily reached by a fast and efficient train service from nearby Drem.

Description:

With an impressive display of charming period features, The Saughs is a traditional Victorian house dating back to 1886 occupying a prominent corner plot overlooking the 1st tee and 18th hole of No1 Golf Course in the coastal village of Gullane. Sympathetically modernised and beautifully presented in excellent move-in condition, The Saughs is a large well-proportioned 5-6-bedroom home that is well suited to family life.

The front door leads into a generous entrance vestibule, ideal for removing sandy boots and hanging outdoor jackets, this leads through to a spacious entrance hall which provides access to the Sitting Room and Dining Room/Bedroom. The Sitting Room is a large and bright room centred around a fireplace and features a large bay window overlooking the attractive front garden. The Dining Room is located at the front of the house and provides ample space for a large dining table and chairs, ideal for hosting. It is also a versatile room that is suitable for a number of other uses including an additional bedroom. Moving beyond the main hall is a back hall with access to further rooms on the ground floor. The Kitchen is located from the

back hall and has been recently fitted with a new range of base and wall mounted storage units with integrated AEG and Bosch double ovens and countertop induction hob. An ever-popular Belfast sink provides character to the kitchen and is set into a practical and attractive quartz worktop, offset by chic grey cabinetry. From the Kitchen is a Breakfast Room, which forms an ideal space for informal family dining and houses a pantry and boiler cupboard at the far end, as well as an external door to the front garden. Along the hall, a guest Bedroom and Shower Room next to one another form an ideal guest suite for visitors. The Shower Room is bright and modern with a large window overlooking the side garden, and is furnished with a large walk-in shower, basin with vanity, and WC. From the back hall there is access out to the enclosed and private side garden.

Ascending the attractive curved staircase from the hall, the first floor Landing offers access to all the rooms on the first floor and is beautifully lit by a stained-glass window above the staircase. The Drawing Room, which can also be fashioned as a double Bedroom, has a stunning open outlook to the West and to the North over the iconic 1st tee off and 18th hole of the No1 Golf Course of Gullane Golf Club. The attractively decorated room has high ceilings and boasts stunning period details including a large feature fireplace with original blue tiles and decorative figurines, moulded corncicing, and a traditional Edinburgh Press. The Principal Bedroom shares the dual aspect feature of the Drawing Room, making the most of the lush green scenery surrounding the house. Original pine flooring has been restored and a decorative Adam & Co fireplace adds period charm. Adjacent to the Principal bedroom is a useful Dressing Room. A further double bedroom is also furnished with a decorative fireplace, and corncicing, with a leafy outlook over the side garden and the established apple tree. The Family Bathroom has been recently renewed with a large bath and shower over, basin and WC, as well as a heated towel radiator. A Cloakroom provides additional facilities, a basin and WC, on this level.

A door from the landing conceals a staircase up to the second floor, where there are two further double bedrooms and a store/box room. These rooms are both spacious doubles, and as well as being suitable bedrooms, would also be useful as hobby or recreational rooms. One has a far-reaching view to North Berwick Law across well-kept neighbouring gardens, and the other sharing the same stunning golfing views as the Principal bedroom downstairs.

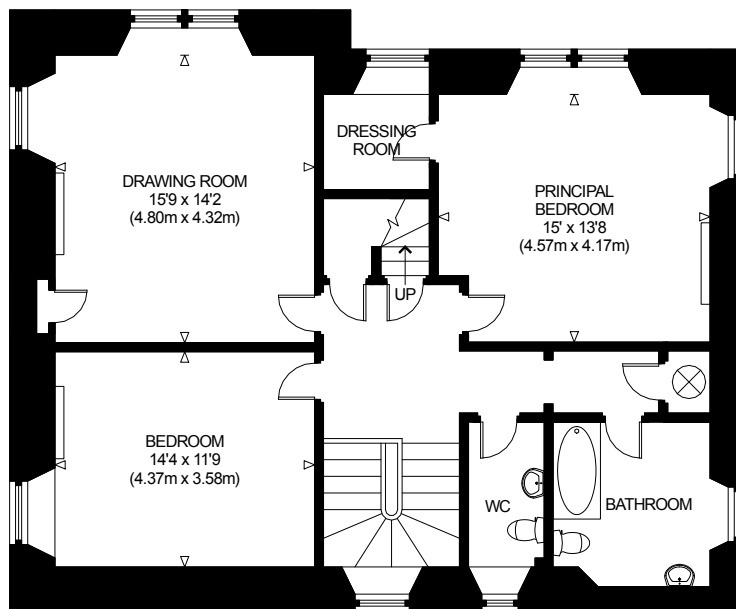




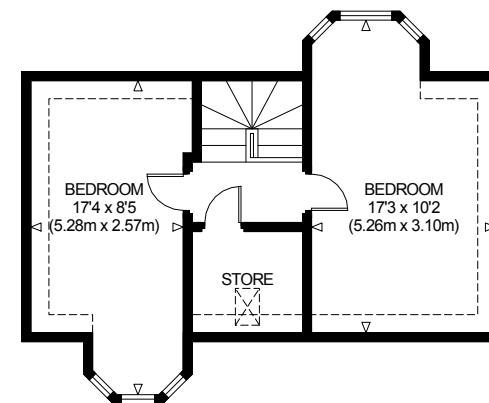




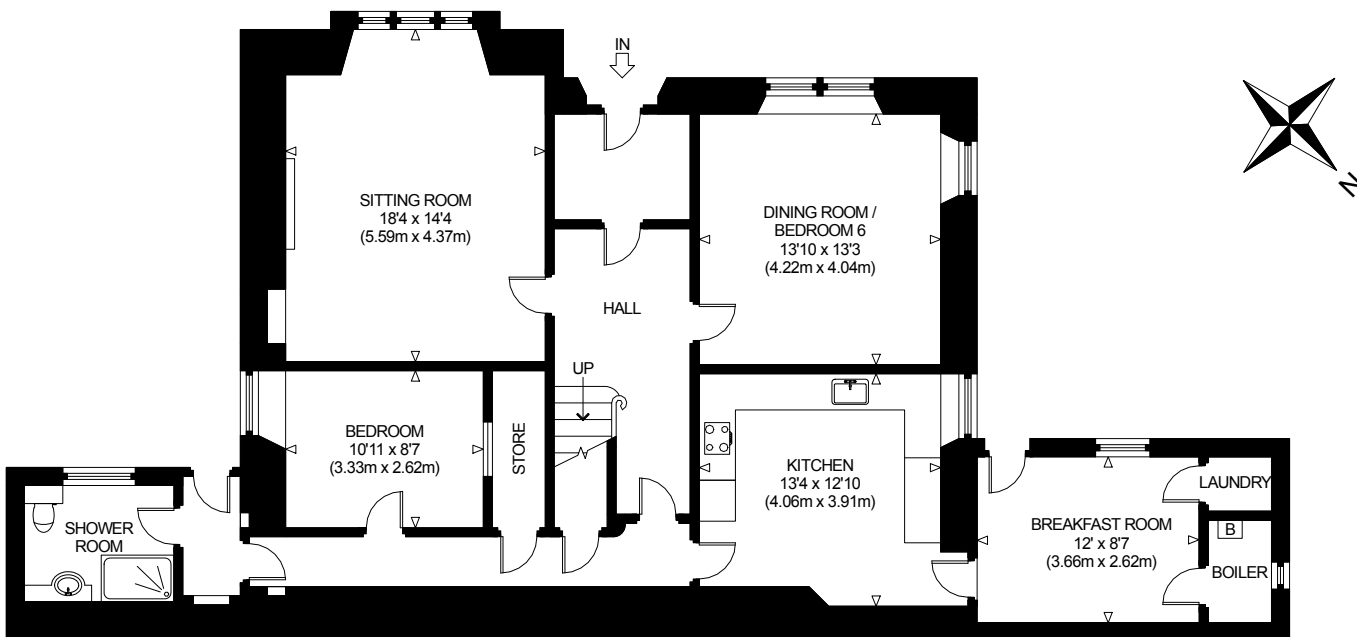
THE SAUGHS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2668 SQ FT / 247.9 SQ M
 (INCLUDING AREAS OF RESTRICTED HEIGHT)
 EXTERNAL OUTBUILDING FLOOR AREA 204 SQ FT / 18.9 SQ M
 TOTAL COMBINED FLOOR AREA 2872 SQ FT / 266.8 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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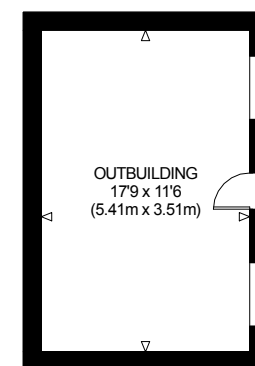
FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 1019 SQ FT / 94.7 SQ M



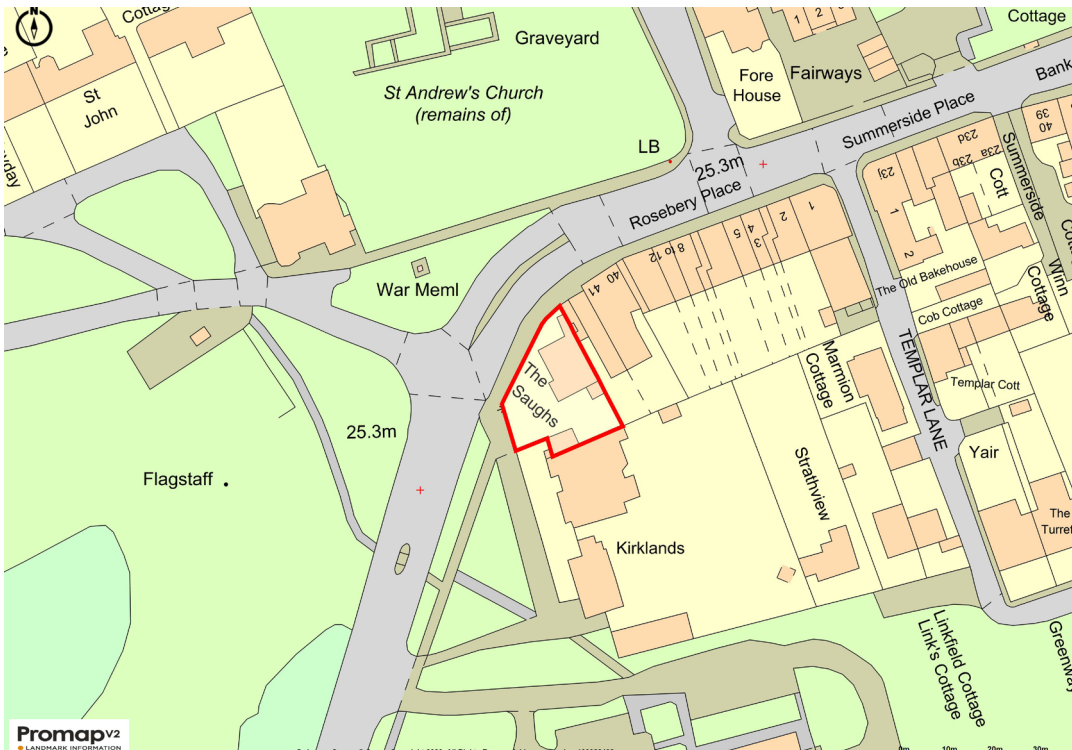
SECOND FLOOR
 GROSS INTERNAL
 FLOOR AREA 391 SQ FT / 36.3 SQ M



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 1258 SQ FT / 116.9 SQ M



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 204 SQ FT / 18.9 SQ M



OUTBUILDINGS:

In the side garden there is a handsome garden Bothy. The Bothy is fitted with power, lighting and a water supply, and holds great potential to become a small guest studio, workshop or garden office, subject to planning.

GARDEN:

The front garden is private and sunny, with a wall to the roadside and a driveway to park off-the street. A path from the gate to the front door is flanked by the lawn, with a large herbaceous bed and borders with established shrubs and plants. A gravel area provides a sheltered spot for a sunny morning coffee. The side garden is accessed through a gate from the front garden and the back hall of the house. The space is predominantly laid to lawn, with an herbaceous border and selection of established fruit trees including one plum tree and three apple trees. The side garden, being fully enclosed, is an ideal safe space for children and pets to play.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Services

Mains electricity and water, with gas central heating.

Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH31 2AL

EPC – Band G

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

Council Tax - Band F

Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.



Servitude Rights, Burdens & Wayleaves:
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:

Rettie & Co, their clients, and any joint agents give notice that:

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3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.

4. Some of the photographs used in this brochure were taken in September 2022.



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www.rettie.co.uk

Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

St Andrews

Newcastle Upon Tyne

London

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.