



45 FENTOUN GAIT EAST
Gullane, East Lothian, EH31 2ES.



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A fabulous 4 bedroom detached family home, with secure garden and single garage. Within walking distance of Gullane's amenities and commuting distance of Edinburgh.

Drem 3.9 miles, North Berwick 4.3 miles, Edinburgh 26 miles, Edinburgh Airport 30 miles (All distances are approximate).

Summary of Accommodation

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting-Dining Room, Open plan kitchen-dining room, utility room, cloakroom and two hall cupboards.

First Floor: Landing, Principal Bedroom with En Suite Shower Room, Three Double Bedrooms, and a Family Bathroom and linen cupboard.

Garden: Private rear garden, which is securely fenced, predominantly laid to lawn with raised flower beds and patio area perfect for alfresco dining.

Garage: Single car garage with electricity.

About: 0.097 Acres



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Situation:

45 Fentoun Gait East lies on the east side of Gullane within walking distance of all the amenities the village has to offer. Gullane is renowned for its excellent sandy beaches and three golf courses (Gullane 1, 2 and 3), there are also two further golf courses close by being Luffness and the Championship course at Muirfield. The village itself has a lively mix of shops with a Co-op, Margiotta Food & Wine Store and well renowned restaurants and hotels. The larger towns of Haddington and North Berwick provide a wider range of shops, supermarkets and leisure activities. There is 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 19 miles east of Edinburgh, within easy commuting distance. For commuters there is a fast and efficient train service from nearby Drem, North Berwick or Longniddry, and Edinburgh International Airport and motorway links are easily accessible via the A1 and City By-Pass.

Description:

45 Fentoun Gait East is approached via a shared drive as part of a safe, no through road that arrives to private parking in front of the single car garage. The house sits back from the main road with views from the first floor to the surrounding fields and has a render façade with a tiled roof with bright and spacious accommodation laid out over two floors whilst also benefitting from double glazing throughout.



From the driveway a paved path leads to the front door which opens to the entrance vestibule and hall giving access to the principal rooms on the ground floor. The sitting room is a generous size with dual aspect and plentiful natural light, the room is subdivided with an archway that opens to a dining area/playroom with double doors out to patio and garden. Across the hall is the kitchen-dining room which has a range of wall and base mounted units with integrated stainless-steel sink, with a window overlooking the rear garden and the dining area providing space for a dining table and chairs. Modern appliances include all integrated Siemens appliances, an oven with microwave above, dishwasher, four ring induction hob and extractor above. From the kitchen a door opens to the utility room, which has a range of wall and base mounted units, with a large cupboard housing the air source heat pump, with space for a washing machine and tumble dryer and a back door opening to the garden. Completing the accommodation on the ground floor is a cloakroom with wc and basin and two storage cupboards.

Returning to the entrance hall stairs ascend to the first floor and landing, giving access to the principal bedroom and en suite shower room, three double bedrooms and a family bathroom.

The principal bedroom is a generous size with a large built-in wardrobe and views over the rear garden, with an en suite shower room with walk-in shower cubicle with drencher showerhead and separate handheld attachment, WC, basin and heated towel rail. The adjacent double bedroom is currently utilised as a study but could be easily returned to use as a bedroom. At the end of the landing there are two further double bedrooms both with built in wardrobes. Completing the accommodation on the first floor, the family bathroom has a bath with handheld shower attachment, WC, basin, walk-in shower cubicle and a linen cupboard off the landing.



Garden:

The rear garden is south facing, securely fenced and predominantly laid to lawn bordered by mature plants and shrubs, with three raised vegetable beds. There is an extensive paved patio area which is the perfect spot for al fresco dining. Steps lead down to a single garage, with external pedestrian gate leading out to a shared driveway.

Garage:

The single car garage has electricity and shelving .

GENERAL REMARKS AND INFORMATION:**Satellite Navigation:**

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

Fixtures and Fittings:

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

Services:

Mains electricity, water, drainage, and air source central heating.

Viewing:

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

EPC: TBC**Local Authority:**

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

Council Tax Band:

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:

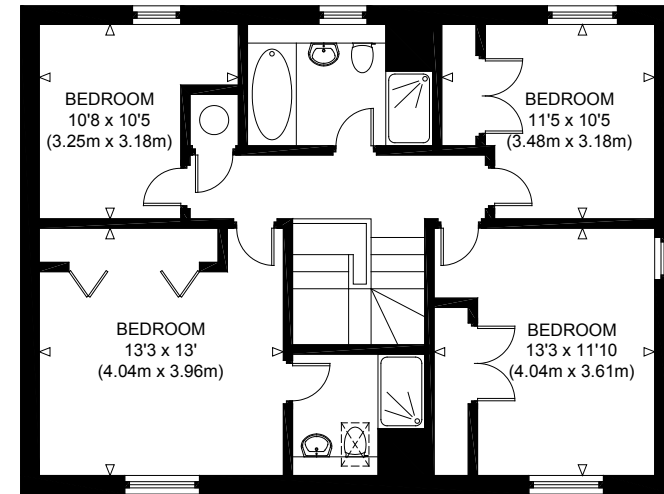
Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order 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:

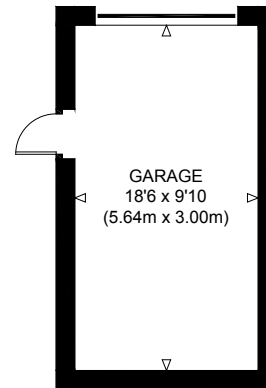
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes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



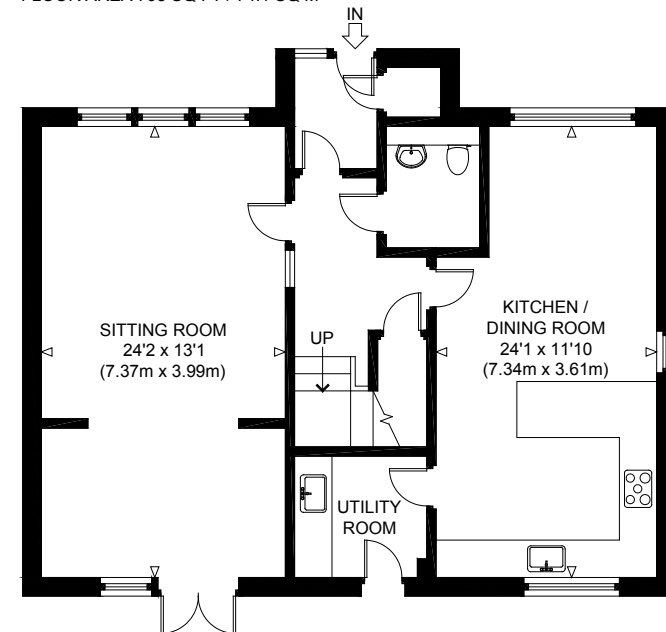
FENTOUN GAIT EAST
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1623 SQ FT / 150.8 SQ M
 EXTERNAL GARAGE AREA 182 SQ FT / 16.9 SQ M
 TOTAL COMBINED FLOOR AREA 1805 SQ FT / 167.7 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 798 SQ FT / 74.1 SQ M



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 182 SQ FT / 16.9 SQ M



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 825 SQ FT / 76.7 SQ M

Plan produced for Rettie & Co. in accordance with RICS International Property Measurement Standards.
 All plans are for illustration purposes and should not be relied upon as statement of fact.
 Please note areas within curved and angled walls are approximated.

Important Notice:

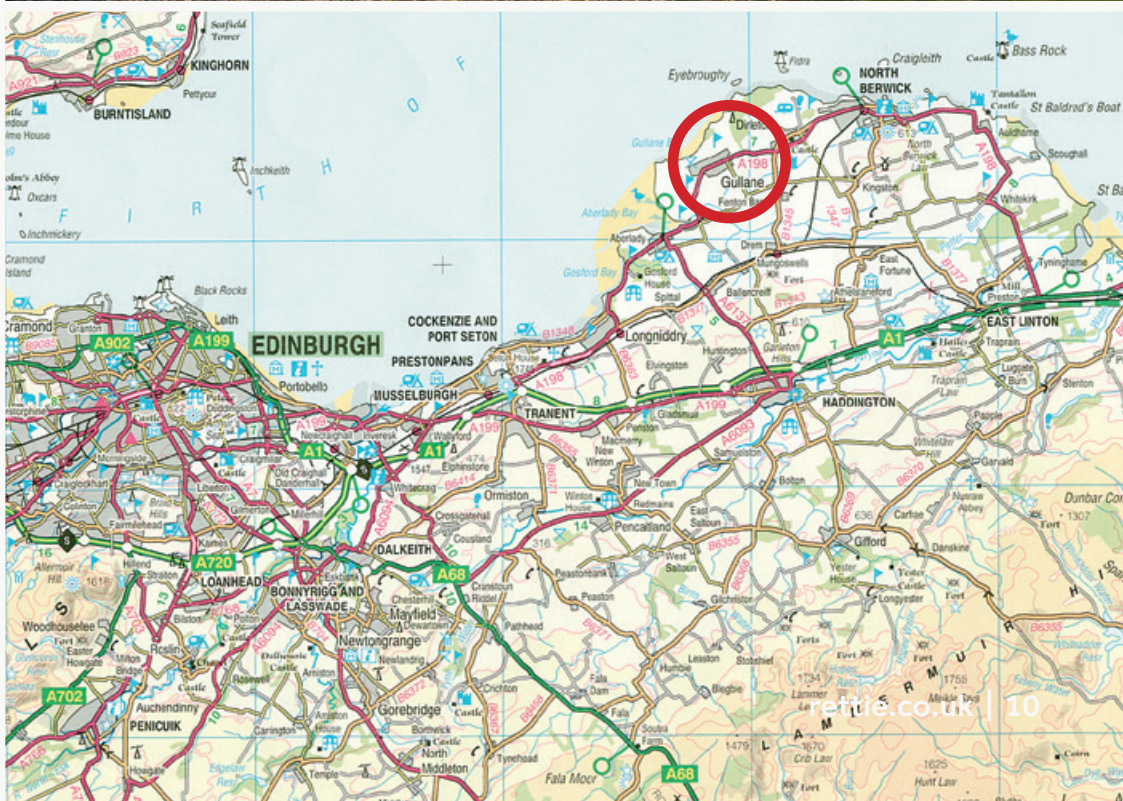
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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding 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.

RETTIE

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