



## 5 COLLEGE WAY

*Gullane, East Lothian, EH31 2BY.*



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**A beautifully presented five-bedroom family residence featuring elegantly designed reception spaces and a contemporary open-plan kitchen/dining room, complemented by an integral garage. Conveniently situated within easy walking distance of Gullane village amenities and within commuting distance of Edinburgh.**

North Berwick 5 miles, Drem 4 miles, Edinburgh 19 miles, Edinburgh Airport 27 miles (All distances are approximate)

### Summary of Accommodation:

**Ground Floor:** Entrance Vestibule, Entrance Hall, Open Plan Kitchen-Dining Room, Utility Room, Family Room/Bedroom, WC, under stair storage and integral garage.

**First Floor:** Two Double Bedrooms, Living Room, Linen Cupboard, and Family Bathroom.

**Second Floor:** Principal Bedroom with Dressing Room and Ensuite Shower Room and Bedroom/Home Office.

**Exterior:** Garden with Patio and Predominantly Laid to Lawn.

**Integral Garage:** Manual Doors and electricity.



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### Situation:

5 College Way is situated on the eastern side of Gullane, conveniently within walking distance of all the village's amenities. Gullane is celebrated for its splendid sandy beaches and three golf courses (Gullane 1, 2, and 3), with two additional golf courses nearby, namely Luffness and the prestigious Championship course at Muirfield. The village boasts a vibrant array of shops, including a Co-op and the Margiotta Food & Wine Store, along with acclaimed restaurants and hotels. For a broader selection of shops, supermarkets, and leisure activities, residents can easily access the larger towns of Haddington and North Berwick.

In the village, there is an excellent primary school, while secondary education is available at North Berwick, renowned as one of the most desirable schools in the area. Gullane is conveniently located about 19 miles to the east of Edinburgh, making it easily accessible for commuters. Nearby Drem, North Berwick, or Longniddry offer fast and reliable train services for commuters, and access to Edinburgh International Airport and major motorways is straightforward via the A1 and City By-Pass.



### General Description:

The front door of 5 College Way welcomes you into an entrance vestibule, showcasing convenient storage and laminate flooring, a theme that extends seamlessly throughout the ground floor and bedrooms. Additional storage can be found under the staircase in the hall, along with a WC for added convenience. Stepping further inside, you'll discover the heart of the home: a stylish open-plan kitchen/dining room. This inviting social space features fitted wall and base units, a 1.5 bowl sink with drainage, and integrated appliances, including a fridge/freezer and microwave, with easy access to the outside patio through a nearby door. The highlight of the kitchen is the generous island, boasting a 2-oven electric Aga range, extractor fan, and breakfast bar. Adjacent to the kitchen is the utility room, thoughtfully designed for discreet laundry needs, featuring a sink and ample space for both a washing machine and dryer. Completing the ground floor is a versatile room off the hallway offering flexibility as either a double bedroom or a family room.

Ascending the switchback staircase embellished with a runner carpet to the first floor, you are greeted by a carpeted landing featuring a linen cupboard and a family bathroom complete with a bath equipped with an overhead shower. From the landing, the spacious and light-filled living room beckons with double glass doors to a charming Juliet balcony overlooking the green to the front of the property and beyond to the Lammermuir Hills. Furthermore, on the first floor are two additional spacious double bedrooms with Northeast Views over the rear garden.

Advancing to the second floor, another smaller carpeted landing leads to the principal bedroom, a luxurious sanctuary boasting a Velux Cabrio balcony, a walk-through dressing room with wardrobes, and an ensuite bathroom with a separate shower cabinet and heated towel rail. Completing the second floor is a versatile space, perfect for a fifth bedroom or home office, ensuring ample room for all your needs.

Garage: An internal door from the ground floor hallway connects the house to the garage, fitted with a Zappi car charging point, enhancing the practicality of this exceptional home even further.

Garden: The rear garden boasts a delightful, patioed area ideal for al fresco dining. The garden is predominantly laid to lawn, accentuated by an herbaceous borders stocked with mature shrubs, trees and plants with a gravel path leading to a garden store.



## GENERAL REMARKS AND INFORMATION

### Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

### Solar Panels

Since buying the house the current owners have installed photovoltaic solar panels on the roof and battery storage. This makes the home extremely energy efficient as excess power is exported to the grid.

### Satellite Navigation

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

### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Items of furniture may be available by separate negotiation.

### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

### Services

Mains Water, Electricity, Gas and Drainage. Air source heat pump and solar panels.

### Local Authority

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

### Council Tax

Band - F.

### EPC Rating

Band - B.

### 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.

### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.



### 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.

### 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.

### Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### Important Notice

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

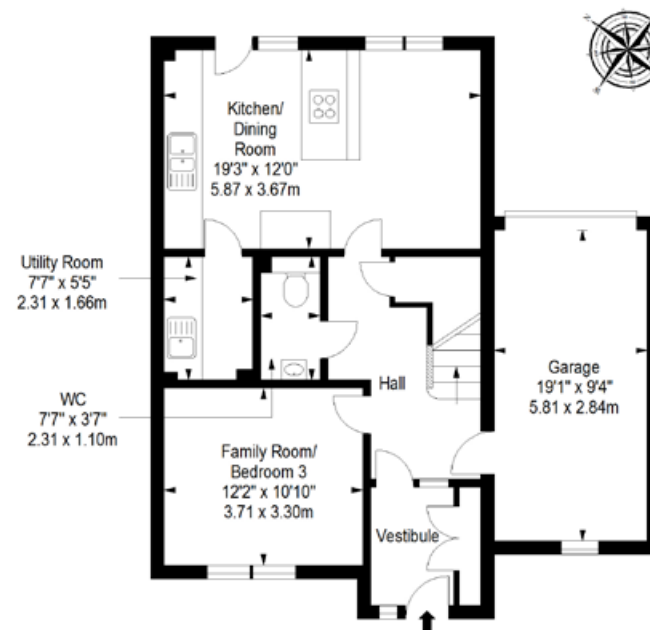
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

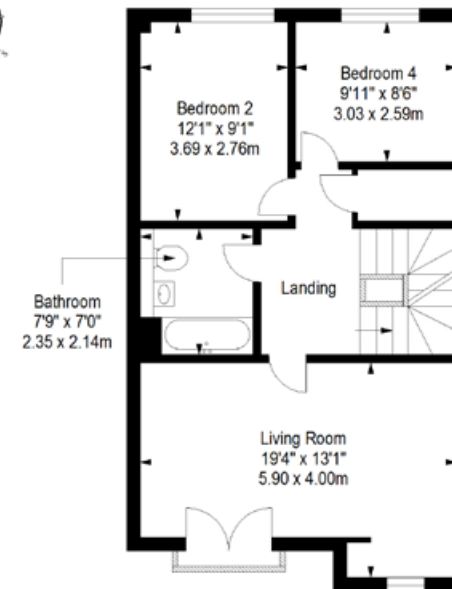
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in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



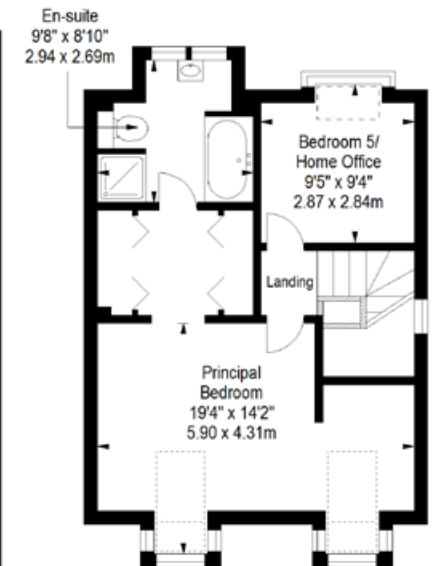
**Ground Floor**  
Approx. 76.1 sq. metres (819.2 sq. feet)



**First Floor**  
Approx. 58.1 sq. metres (625.4 sq. feet)



**Second Floor**  
Approx. 48.1 sq. metres (517.7 sq. feet)



Total area: approx. 182.3 sq. metres (1962.3 sq. feet)

RETTIE


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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.





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

📞 0131 624 4183

✉️ [mail@rettie.co.uk](mailto:mail@rettie.co.uk)

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