



42 COLLEGE WAY

Gullane, East Lothian EH31 2BX



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A beautifully decorated 5-bedroom detached family home, situated in the highly desirable village of Gullane, along East Lothian's beautiful coastline, with stylish, designer interiors that give a unique, luxury flare to this modern home.

Aberlady 3 miles, North Berwick 4 miles, Haddington 8 miles, Edinburgh City Centre 20 miles
(all distances are approximate)

Accommodation:

Ground Floor: Entrance Hall, Hall, Dining Kitchen, Sitting Room, Dining Room, Family Room, Utility Room and Cloakroom.

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

Garden: Spacious lawned garden to the rear of the property, with large patio and corner decked area with pergola. Further lawned areas to the front of the house with brick paved paths alongside mature shrubs and herbaceous borders.

Garage: Detached double garage with pitched roof stands adjacent to the house, with dual twin doors and a private, block paved driveway for multiple cars.

About: 0.19 acres (0.08 Ha)



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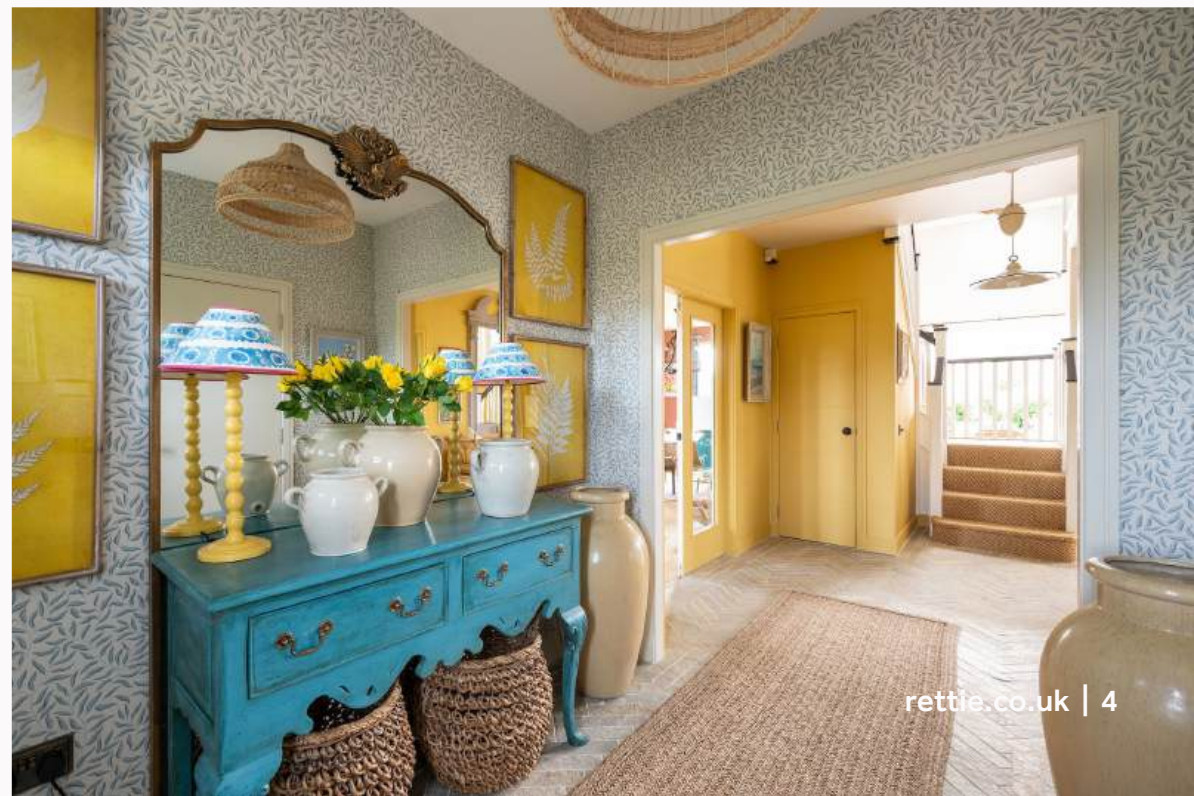
Situation

42 College Way is situated in the highly desirable village of Gullane, East Lothian – famous for its golf courses as well as its fantastic coastline. Positioned close to the High Street as well as the sandy beach at Gullane Bay, College Way is ideally placed for making the most of all that the village has to offer.

Golfers are spoilt for choice with three 18-hole golf courses at Gullane Golf Club, alongside the prestigious clubs of Luffness and Muirfield situated on the outskirts. There are a further 15 golf courses within the county – including a variety of renowned Links Courses on East Lothian's spectacular coastline.

Gullane has a lively mix of shops and retailers, with a Co-op and Margiotta grocery store, cafés, newsagents, an art gallery and six excellent hotel/restaurants including The Mallard, La Potiniere and the Bonnie Badger. The larger towns of North Berwick and Haddington both provide a wider variety of shops, supermarkets and leisure activities, however Gullane does provide a tennis club, medical centre, dentist and an excellent primary school, with secondary schooling at North Berwick High School – one of the most sought-after schools in the vicinity. Private schooling is also available at the Compass School in Haddington, Belhaven Hill in Dunbar and Loretto in Musselburgh, with further choices available in Edinburgh.

Gullane is situated approximately 20 miles east of Edinburgh, making it feasible to commute to the city by car via the nearby A1 trunk road, or via a fast and efficient train service from either Drem or North Berwick train stations, both of which are around four miles away.



Accommodation

42 College Way is located within the well-known and popular CALA development, which might usually be associated with sleek contemporary living of a typical nature, however upon entry into this beautiful home, it is clear that the interiors are anything but typical!

As an interior designer, the current owner has taken a blank canvas and transformed this home into a colourful haven of French inspired design, offering a more traditional quality to the interior, emanating that of a period property. The entirety of the house benefits from notable designer decor to include paints by Farrow & Ball and Edward Bulmer, wallpapers by Sanderson and Molly Mahon, parquet flooring by Ca'Pietra, aged solid brass taps from Perrin & Rowe for DeVOL and radiators that have been upgraded to a more traditional style. This charming renovation has attracted attention from various home and lifestyle magazines, with features included in the April issue of Homes & Gardens and the November issue of Red Magazine.

Stepping into the spacious entrance hall, the ambient tones of blue and yellow cast a fresh but homely feel, whilst exquisite limestone parquet flooring extends throughout the hall into the open plan kitchen living area, giving the appearance of a floor from a period country house, and with it, a sense of character to this ultimately modern home.

To the left of the hall, glazed French doors open into a bright and beautifully appointed sitting room, with the central wall removed to extend this room into the dining area behind, making this a wonderful space for entertaining. The seagrass carpet is not only hard-wearing but provides a warm, neutral tone to the floor, and triple aspect windows look out onto the garden whilst flooding the room with natural light. There is ample space for three large sofas in the sitting room as well as a 6-8 seater table in the dining area behind, with a separate door opposite that leads back through to the open plan dining kitchen.

The kitchen features sleek white floor and wall mounted units with quartz Carrara worktops, encompassing a dual basin Belfast sink and various integrated Siemens appliances to include a double oven, induction hob, fridge freezer and dishwasher. A kitchen island segments the room into two halves, providing a breakfast bar to one side. Triple aspect windows create a wonderfully bright and airy feel to this open plan area, with the limestone parquet flooring continuing throughout.



The centre of the open plan kitchen benefits from a wood burning stove that keeps this spacious area warm throughout the cooler months, as well as a large set of French doors that open out onto the garden terrace, providing a wonderful area for alfresco dining. To the far corner of the kitchen, there is an additional dining area, also benefiting from bi-fold doors that lead out to the garden, making the whole of the kitchen area a fantastic entertaining space, especially throughout the summer months with its proximity to the terrace.

A sizeable utility room is situated off the kitchen, featuring a range of floor mounted units (one housing the boiler), together with an additional dual basin Belfast sink and plumbing for both a washing machine and tumble drier. A useful walk-in pantry is situated to one end of the utility whilst a separate side entrance provides direct access to the garage driveway.

Returning to the entrance hall, a charming family room to the left benefits from bright, dual aspect windows, seagrass carpets and a deep Edinburgh press cupboard. Adjacent resides a downstairs cloakroom that has been re-designed with more traditional style wood panelling alongside a wash basin and WC. The open plan hallway beyond provides adequate space for additional furnishings, whilst a staircase with a white painted timber balustrade ascends to the first-floor landing, encompassing a large under stair storage cupboard beneath.

The first floor gives access to five, bright double bedrooms, all with fitted wardrobes and beautiful seagrass carpets throughout. The principal bedroom benefits from a spacious luxury en-suite bathroom that incorporates a more traditional style bath, separate tiled shower, console wash basin and WC, with distinctive terracotta parquet flooring and panelled timber surround. Four further double bedrooms benefit from the same beautiful interior design features, one with a similar luxury en-suite shower room, whilst a family bathroom completes the first floor, encompassing a luxury bath, separate shower, wash basin and WC with green tiled surround and terracotta parquet flooring. A floored loft, that is supplied with electricity, can be accessed from the landing through a ceiling latch with a drop-down ladder, providing additional storage within the roof space.

Outbuildings

A detached double garage with twin doors and pitched roof is supplied with electricity and situated adjacent to the house, with a brick paved private driveway in front that provides parking for 2 - 4 cars. A timber garden shed stands behind the garage in the rear garden, allowing additional storage.





Garden

Two sets of French doors open directly from the kitchen to a large, south-facing garden terrace that enjoys all-day sunshine, with ample room for tables, chairs and sun loungers. A spacious lawned area opens out beyond the terrace, enclosed by colourful herbaceous borders planted with lavender and white hydrangeas, alongside various decorative fruit trees to include olive, apple and pear, as well as multiplex strand blossom and white birch trees. An additional decking area to one corner, framed by a bespoke timber pergola, enjoys the last of the evening sunshine and benefits from electrical sockets for music/heaters and ambient garden lights wired into the overhead beams.

The rear garden perimeter boundary is demarcated by a tall timber fence which stands behind a row of laurel hedging within a raised border created from rustic railway sleepers – adding further privacy. An additional tall brick wall encloses the eastern boundary, with the garage block to the west accessible from the terrace. A timber gateway provides pedestrian access to the driveway in front of the garage.

An area of open garden stands to the front and east of the house, incorporating lawns, herbaceous borders, laurel hedging and trees still in their infancy. The resident's road terminates into a paved (non-private) driveway to the front of the property, which provides additional parking for 2+ cars.

No.42 is situated overlooking well-manicured, communal gardens to the front of the property, that encompass tree lined avenues surrounded by lawns, colourful herbaceous borders, laurel hedging and shrubs. There are no properties built directly in front of the house allowing for more privacy and for the home to not feel overlooked.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents.

Factoring

Ross & Liddell maintain the development's communal grounds, with the annual maintenance charge understood to be circa £280 per annum.

EPC Rating

Band B



Council Tax

Band G

Fixtures and Fittings

All integrated appliances and carpets are included in the sale.

Services

Mains water, electricity, gas and drainage

Directions

For the purposes of Satellite Navigation, the postcode for the property is EH31 2BX

Local Authority

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

Internet Websites

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk.

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:

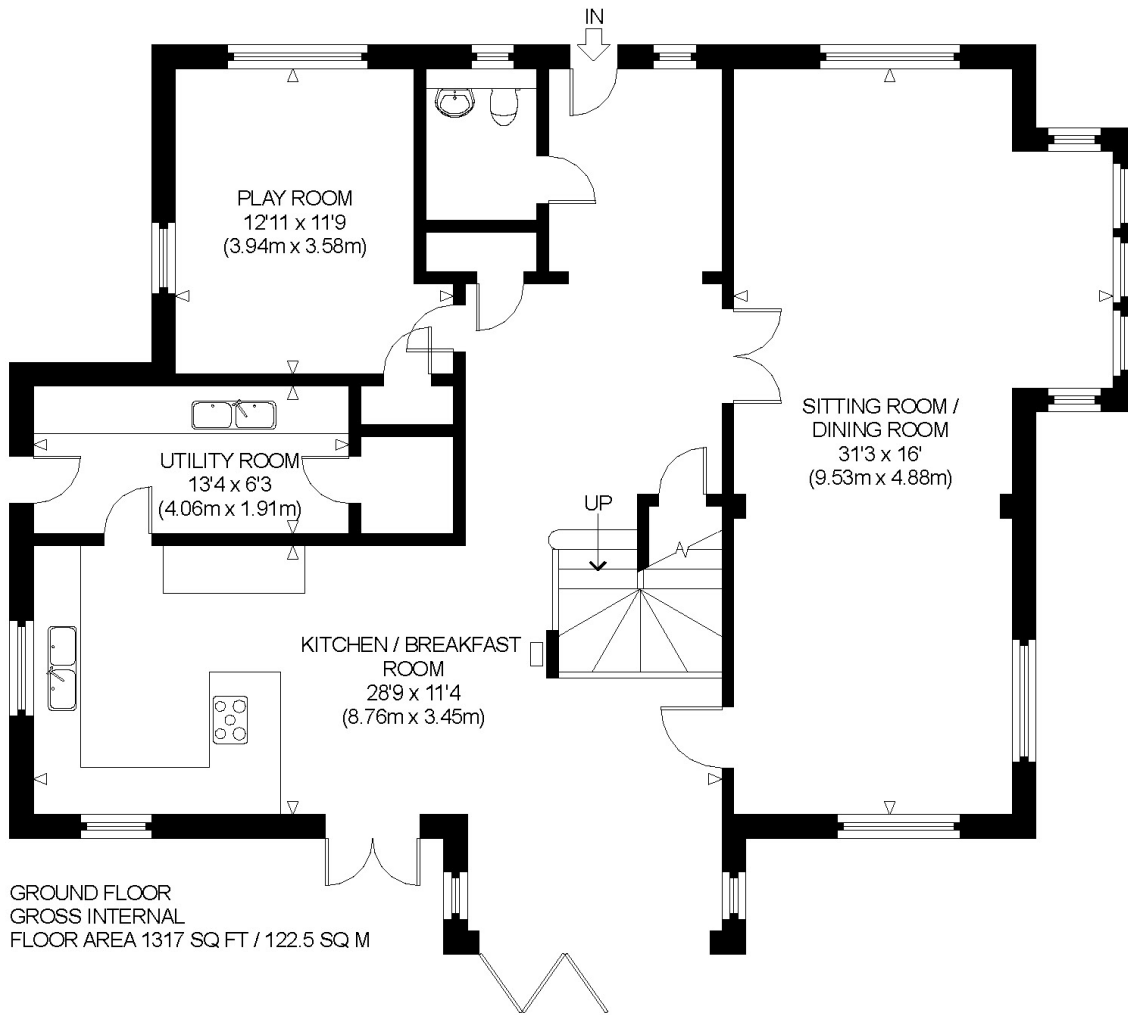
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement 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 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.









GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1317 SQ FT / 122.5 SQ M

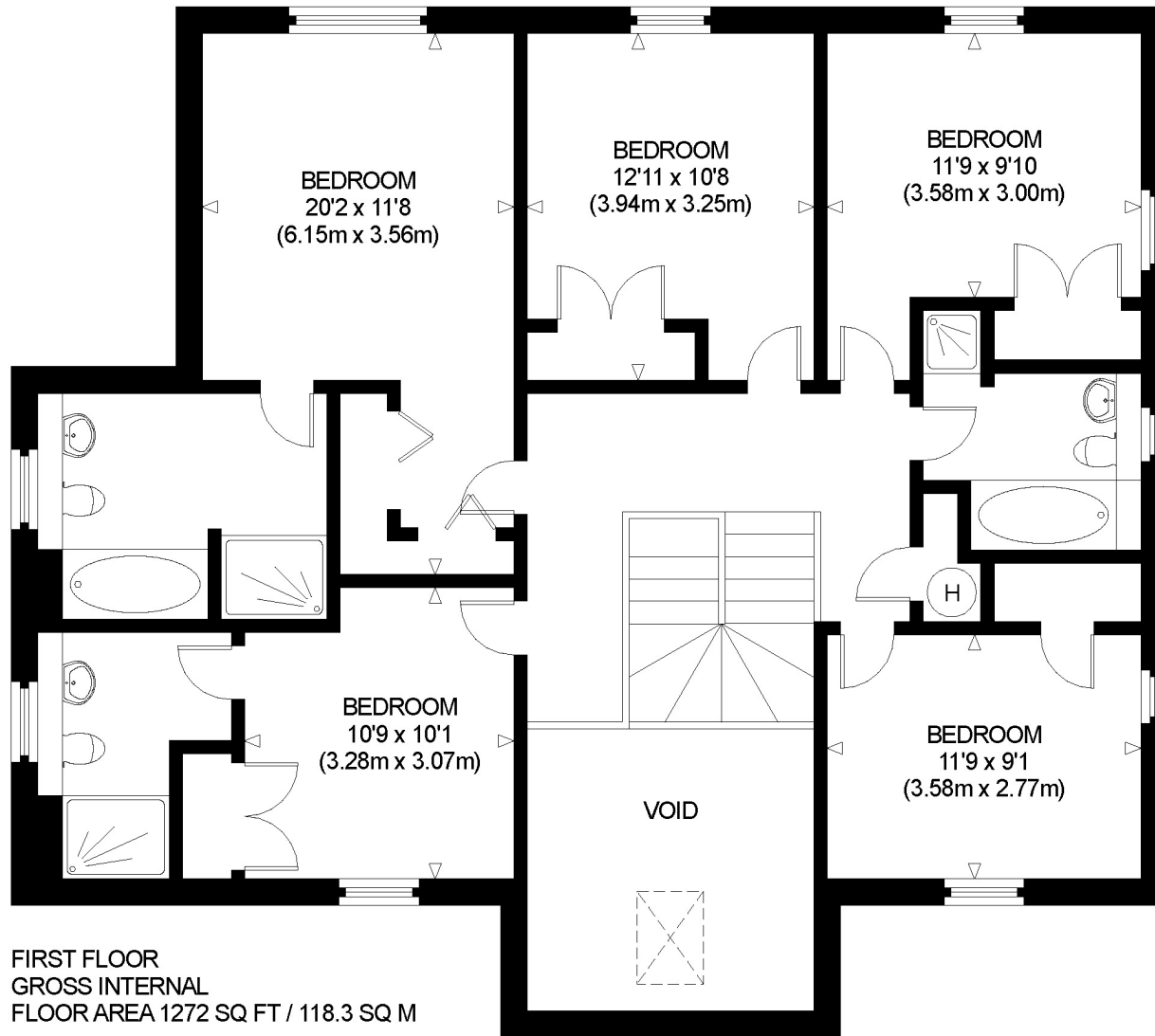
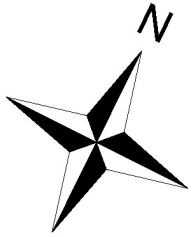
COLLEGE WAY

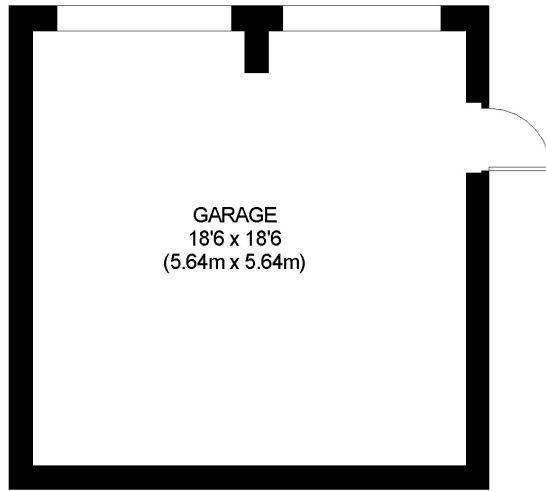
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2931 SQ FT / 272.5 SQ M
(INC GARAGE AND VOIDED AREAS)

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 342 SQ FT / 31.7 SQ M





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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