



ROUNDEL COTTAGE

Whim Road, Gullane, East Lothian EH31 2BD



RETTIE



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A charming two-bedroom traditional detached cottage in an elevated, private position adjacent to Gullane Golf Course

Aberlady 2.5 miles, North Berwick 5 miles, Edinburgh City centre 18 miles, Edinburgh Airport 29 miles (all distances are approximate)

Summary of Accommodation:

Accommodation: Entrance Porch, Hall, Sitting Room, Kitchen, Two Double Bedrooms and a Bathroom

Garden: Large patio garden to the front of the property with a lawned area to the rear, the whole bordered by mature shrubs and herbaceous borders, with a gravelled driveway to the side providing parking for 2-3 cars

About 0.10 acres



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Situation

Gullane is one of the most sought-after locations in East Lothian, famous for its array of superb golf courses as well as its fantastic coastline. Positioned close to the Main Street as well as the sandy beach at Gullane Bay, Roundel Cottage is ideally placed for making the most of all that this outstanding 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 18 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, North Berwick or Longniddry train stations, which are all around 5 miles away.

Accommodation

Roundel Cottage is a pretty, two-bedroom, single storey detached property with traditional red pantile roof. Beautifully presented with hardwood flooring, double glazing and fresh, neutral décor, the house occupies an enviable elevated position on Whim Road that sits directly adjacent to Gullane Golf Course, as well as being close to the beach at Gullane Bay.



Upon entry into the bright and spacious entrance porch, there is a useful fitted storage bench alongside a row of coat hooks, with dual windows overlooking the garden terrace. The hall beyond benefits from a skylight alongside a large walk-in storage cupboard and a separate corner cupboard, whilst providing access to all the principal rooms on one level as well as access to the loft through a ceiling hatch.

The living room boasts dual aspect windows with large sliding doors out to the rear garden, as well as three skylights that flood the room with natural light. An attractive open fireplace (that previously housed a wood burning stove) with a slate hearth and brick and timber surround creates a wonderful focal point to the room, and a recess with cupboard beneath provides further fitted storage.

The kitchen is accessed from the living room and benefits from a range of modern floor and wall mounted units, to include an integrated gas hob with fitted Hotpoint oven beneath, as well as a free-standing fridge freezer and a washing machine. Dual aspect windows allow through plenty of natural light, with a window overlooking the garden and a skylight within the ceiling.

The cottage incorporates two bright double bedrooms with windows overlooking the rear garden, with the principal bedroom further benefitting from a fitted wardrobe and shelving to one side.

The bathroom completes the accommodation with a white suite consisting of a shower over bath, wash basin with integrated cupboard beneath, WC and heated towel rail/cube radiator.

Garden

A large south-east facing patio terrace sits to the front of the property, providing a wonderful area for alfresco dining. A decorative dwarf stone wall surrounds the patio area with herbaceous borders behind that are planted with a mixture of mature shrubs and bushes.

A paved stone and gravel pathway extends around the side to the rear of the property, with direct access through sliding doors from the living room. A stone wall separates the pathway from an elevated south-west facing lawned area behind that is enclosed by herbaceous borders. A fence will be erected by the current owners to demarcate the perimeter boundary from the neighbouring lawn.

A stone wall runs along the long side of the property separating the garden from the golf course. To the other side of the wall, a footpath runs adjacent to the house and provides a lovely walk along the edge of the golf course to the beach. Subject to the appropriate planning permissions, a gateway or stile could potentially be constructed to allow access from the garden to the golf course, allowing ease of access to the footpath.



Access to Roundel Cottage is from a shared driveway off Whim Road that leads into a private gravelled parking area adjacent to the cottage with space for 2-3 cars. The main driveway is owned by the neighbouring property, The Whim, with a right of access to Roundel Cottage, however the perimeter boundary of Roundel Cottage's private parking area is demarcated by the inner line of the stone paving slabs across the drive. The pathway leading from the drive to the rear lawn will also remain in ownership of The Whim but with a right of access to the cottage's rear garden.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents.

EPC Rating

Band D

Council Tax

Band D

Fixtures and Fittings

All integrated appliances and window blinds are included in the sale, alongside the freestanding fridge freezer and washing machine. Please note that the woodburning stove pictured has now been removed from the sitting room.

Services

Gas central heating with mains water, electricity and drainage

Directions

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

Local Authority

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

Internet Websites

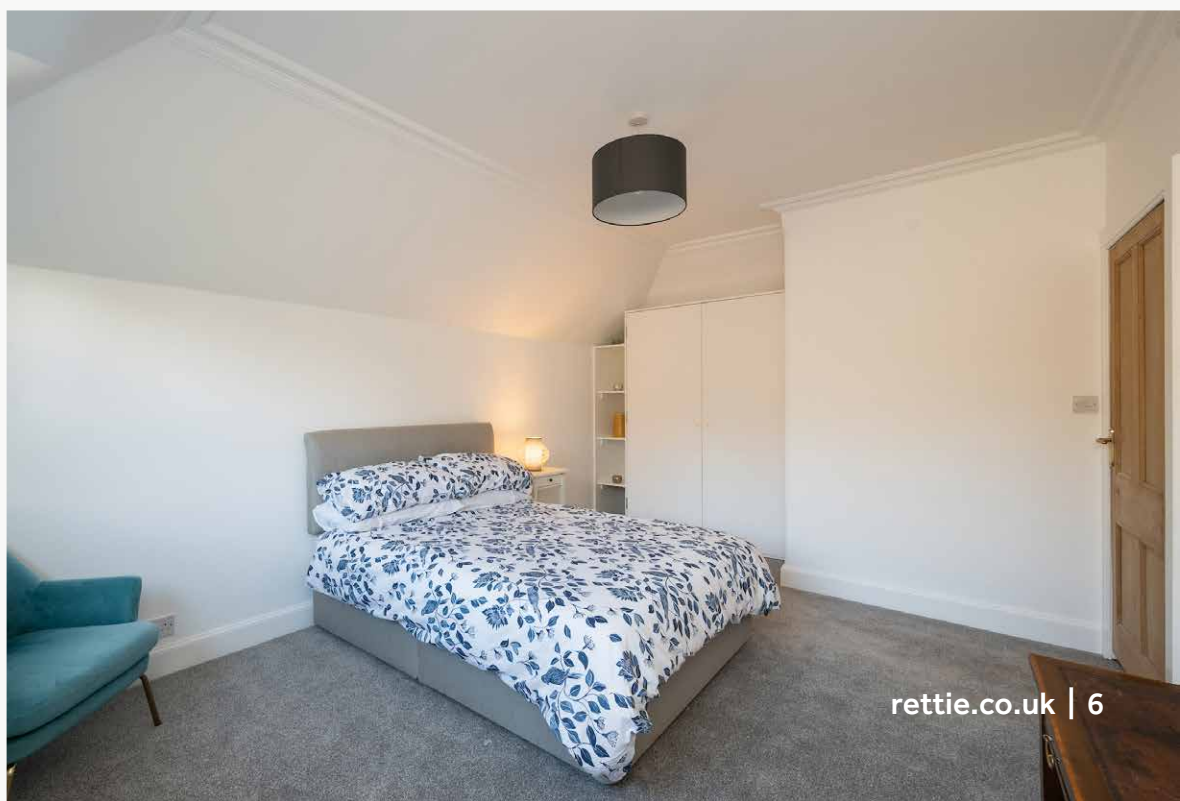
This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk.

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.

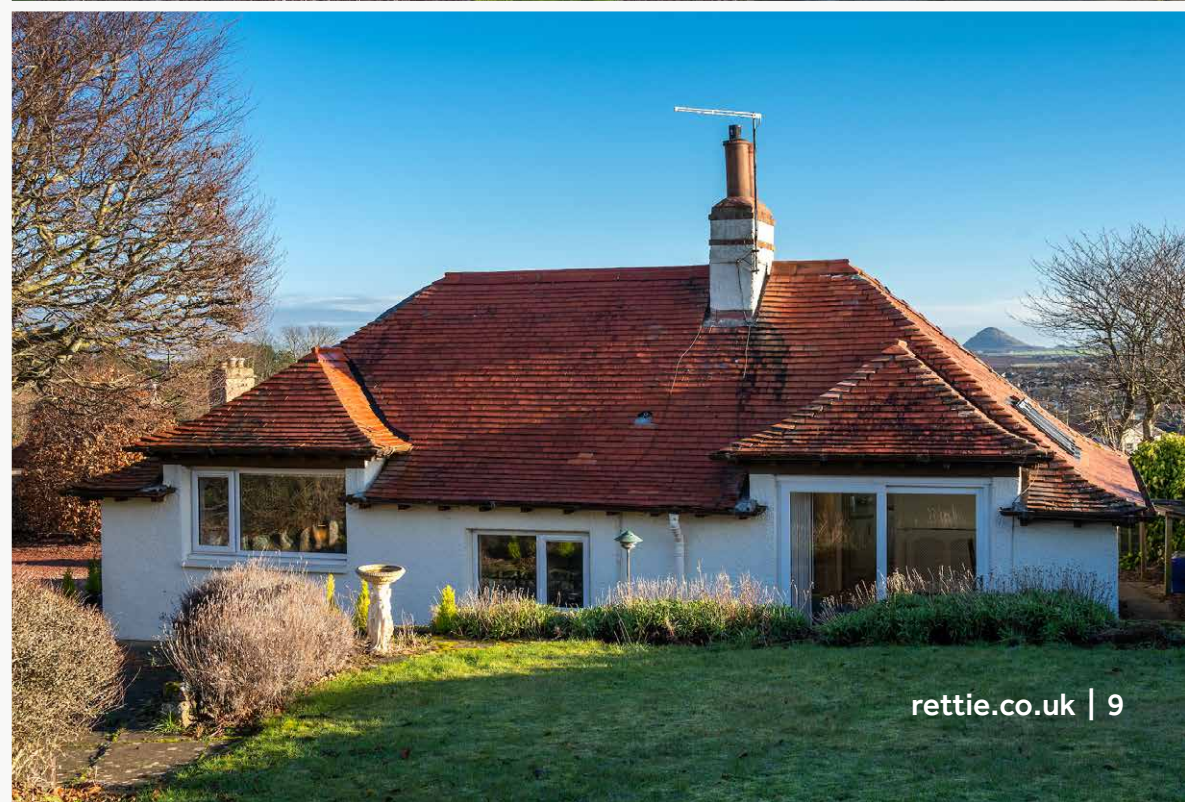
Important Notice:

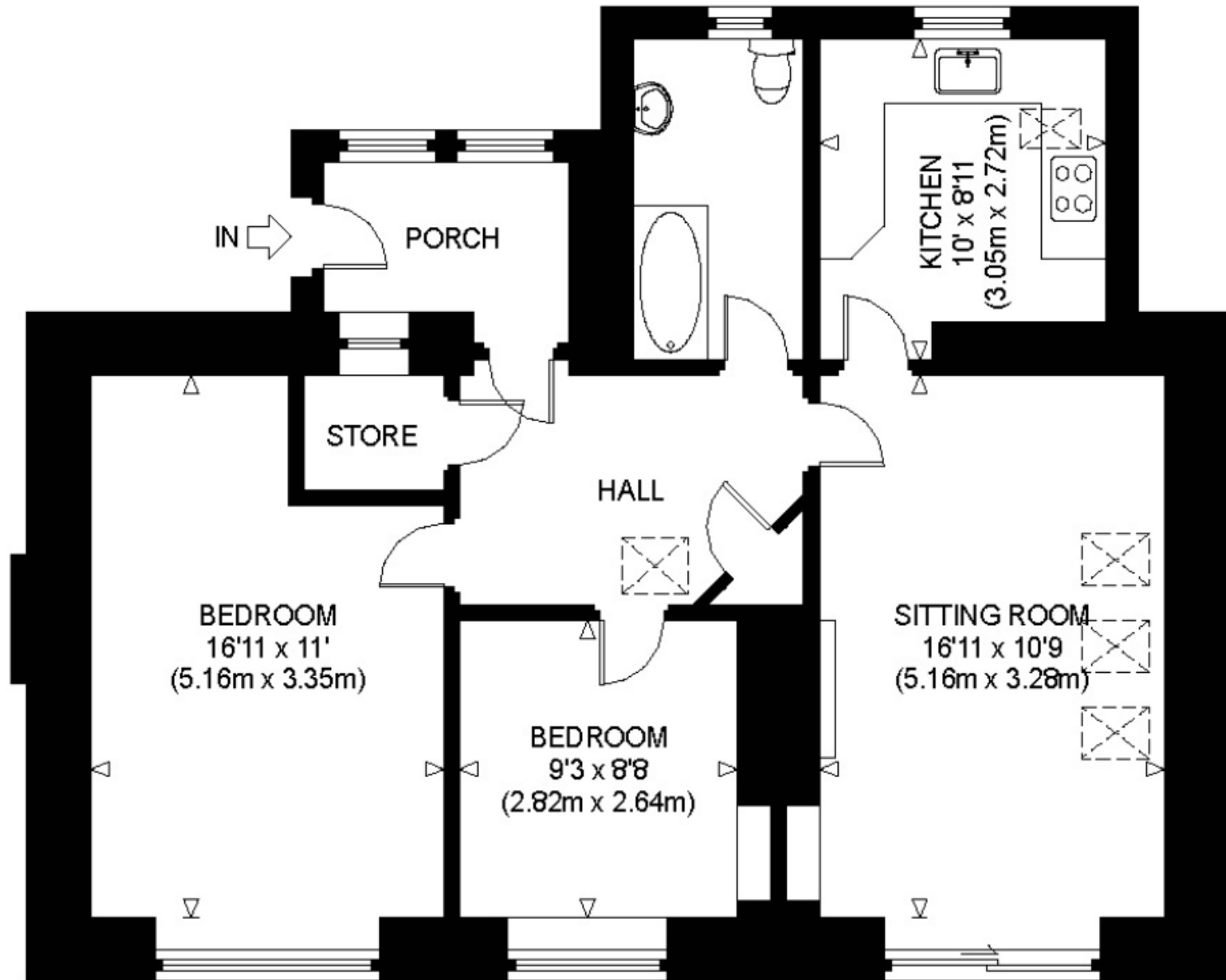
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COTTAGE GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 800 SQ FT / 74.3 SQ M

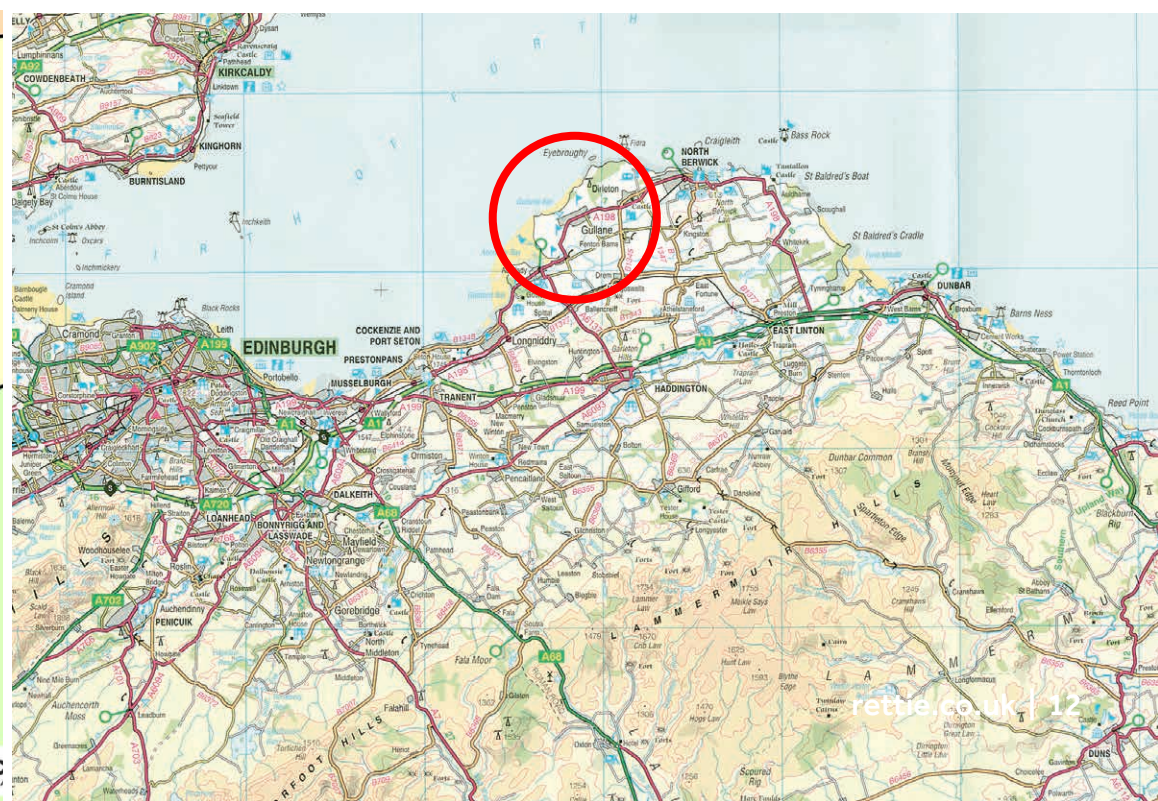
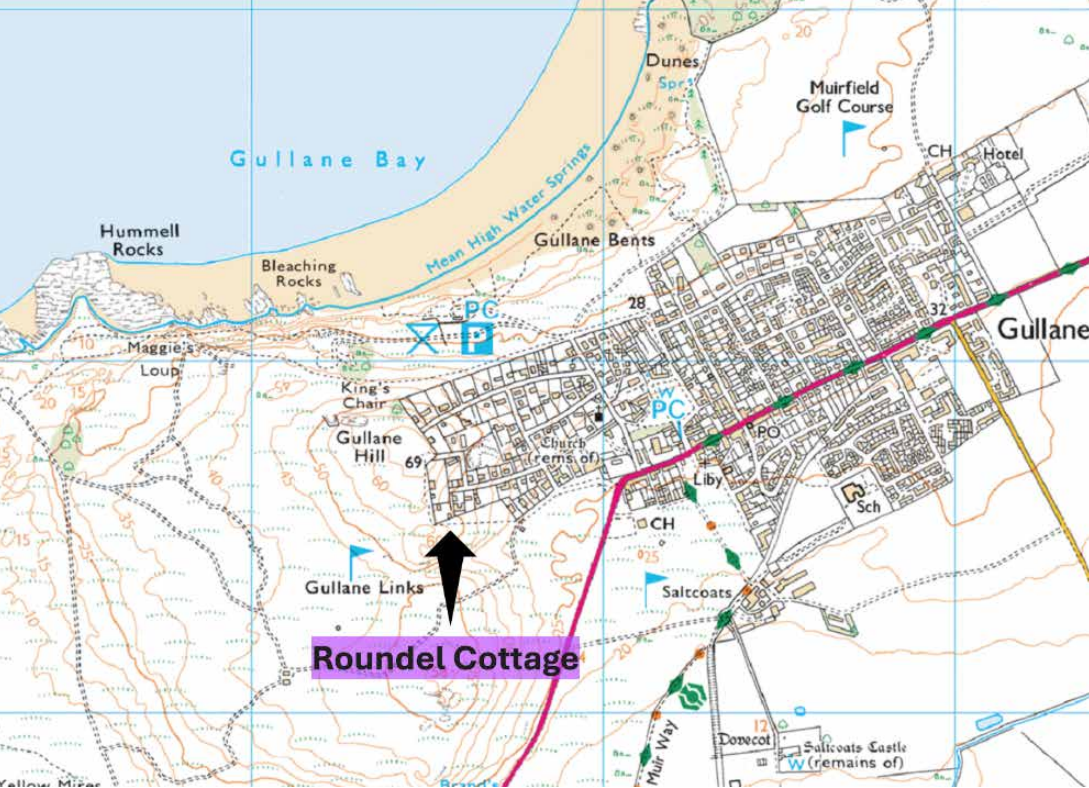
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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding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

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