



THE WILLOWS

Main Street, Gullane, East Lothian EH31 2DR



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An attractive detached 4-bedroom family home with a delightful garden situated in the heart of the popular coastal village of Gullane

Aberlady 2.5 miles, North Berwick 5 miles, Edinburgh City centre 18 miles, Edinburgh Airport 29 miles

Summary of Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Open Plan Dining Kitchen/Family Room, Utility Room, Boot Room and a Cloakroom

First Floor:

Landing, Principal Bedroom with Ensuite Shower Room, Three Further Double Bedrooms, Study and a Family Bathroom

Garden:

Well maintained garden with a lawn, herbaceous borders, two sun terraces and a block paved driveway

Outbuildings:

Garden Store adjoining the house and a timber Garden Shed

About 0.17 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 on the Main Street, The Willows 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.





Description

The Willows is a very attractive detached 4-bedroom family home consisting of white rendered walls under a slate roof with black painted windows that give the house a sophisticated, monochrome finish. The rooms are bright and spacious with elegant, neutral décor throughout alongside fantastic quality herringbone flooring in the entrance hall.

The dual aspect sitting room is bright and spacious, benefitting from a central round Hwam woodburning stove and integrated cupboard storage with shelves above. The open plan dining kitchen offers a fantastic communal family space with ample room for an 8-seater dining table to the centre which continues through to a bright, dual aspect family room with a glazed door out to the south-east facing patio terrace.

The kitchen itself boasts a range of quality wall and floor mounted units incorporating a large Rangemaster oven with gas hob and Smeg extractor hood above, as well as a Bosch integrated dishwasher and a large American style fridge freezer with water/ice dispenser. The kitchen area further extends into a wonderful utility space to the rear of the house, with further wall and floor mounted units, a Belfast sink, an integrated Bosch washing machine with a Lamona tumble drier and a ceiling mounted pulley drying rack. A skylight allows through plenty of natural light and a split stable rear door gives access to the south-west facing patio terrace.



Adjacent to the kitchen is a useful boot room with dual access from both the hall and kitchen, offering integrated cupboard storage for coats and shoes as well as a door out to the south-west terrace. A downstairs cloakroom with a wash basin and WC completes the ground floor accommodation.

The first-floor landing provides access to a bright, spacious principal bedroom with a wall of integrated wardrobes and an ensuite shower room with a walk-in shower, wash basin and WC. There are three further double bedrooms, all with integrated wardrobes, as well as a study that benefits from a range of floor and wall mounted units that incorporate a desk. A sleek family bathroom completes the accommodation offering a shower over bath, wash basin with LED lit medicine cabinet, WC and integrated cupboards.

Garden

The gardens surrounding The Willows are a real asset to the property, with a beautifully manicured lawn surrounded by colourful herbaceous borders, as well as two large patio terraces to either side of the house that catch both the south-easterly and south-westerly sunshine. Both terraces have direct access to the house making these wonderful spaces for alfresco dining and entertaining at any time of day.

To the front of the property is a block paved driveway with off road parking behind a secure gated entrance. The perimeter of the property is fully enclosed by stone walls, mature hedging and timber fencing providing privacy and security.

Outbuildings

There is a useful external storage room adjoining the rear of the house accessed from the side patio as well as a timber garden shed adjacent to the drive.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents.

EPC Rating - Band D

Council Tax – Band G

Fixtures and Fittings

All integrated appliances and window blinds are included in the sale. All curtains will be excluded from the sale.





Services

Gas central heating with mains water, electricity and drainage

Directions

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

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.

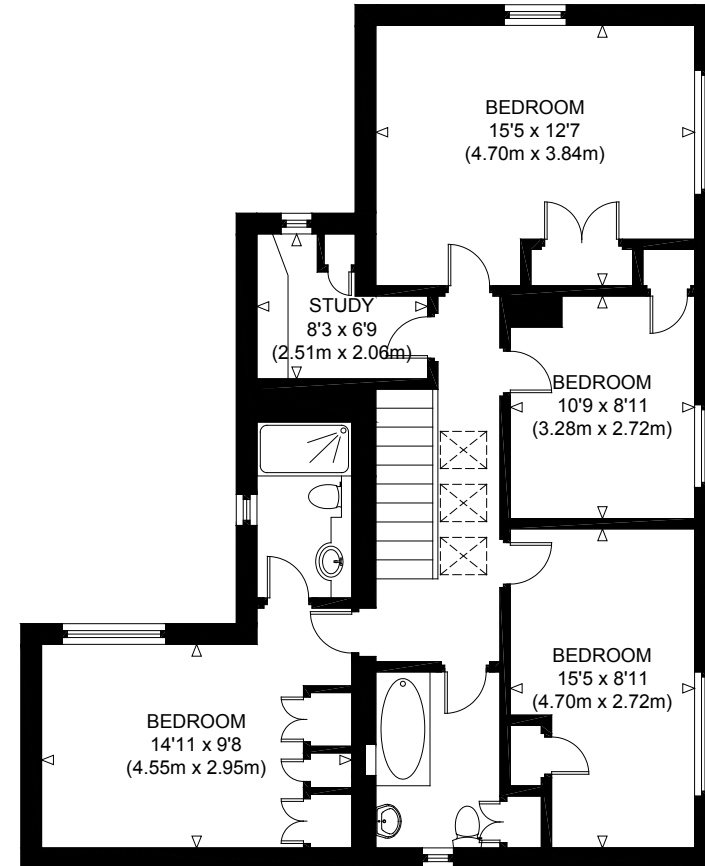
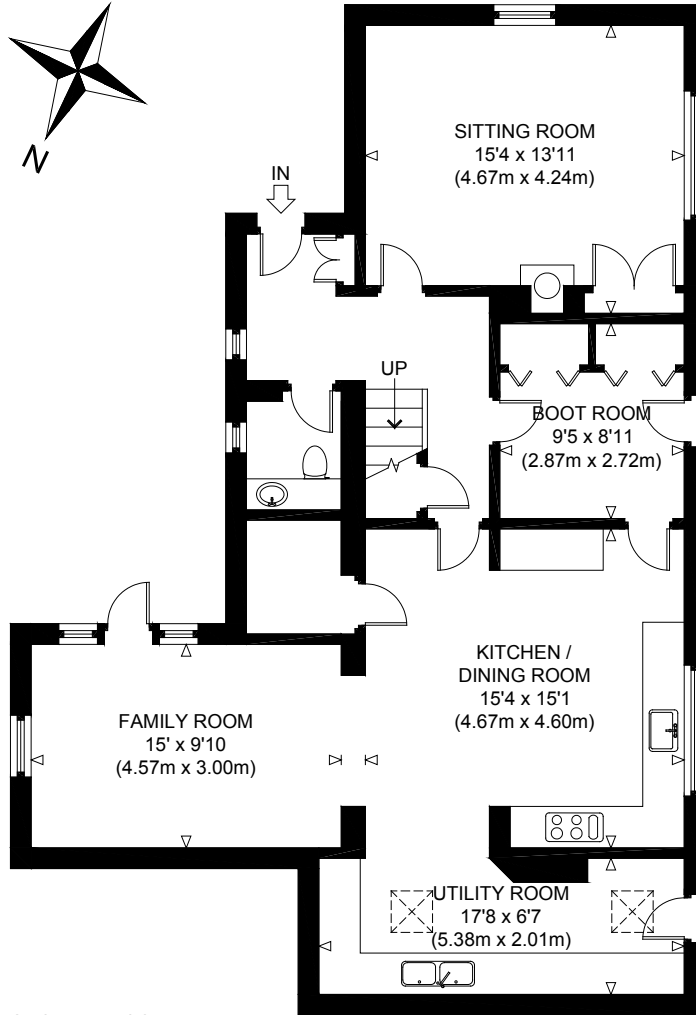
Particulars and Plans:

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.





THE WILLOWS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1897 SQ FT / 176.2 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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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.

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