



15 FENTOUN GAIT EAST
Gullane, East Lothian EH31 2ES



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A spacious, light-filled, 5-bedroom detached family home, with stylish interiors and a beautiful garden, situated in the highly desirable village of Gullane

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

Summary of Accommodation:

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

First Floor: Landing, Principal Bedroom with Ensuite Shower Room, Double Bedroom with Ensuite Shower Room, Two Further Double Bedrooms, a Single Bedroom/Dressing Room and a Family Bathroom

Garden: Gardens to the front and rear laid to lawn with a patio, colourful herbaceous borders, mature shrubs, herbs, fruit bushes and trees

Garage/Parking: Single Garage with a private driveway for parking 2+ cars

About: 0.12 acres



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Situation

15 Fentoun Gait East is situated in the highly desirable village of Gullane, East Lothian – famous for its golf courses as well as its fantastic coastline. Positioned within walking distance of the High Street, as well as the sandy beach at Gullane Bay and the Archerfield Estate, the sought-after small friendly development of Fentoun Gait East 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. Walkers and cyclists are also well catered for with the John Muir long-distance path together with a multitude of footpaths and cycle routes dissecting the countryside in every direction.

Gullane itself has a lively mix of shops and retailers, with a Co-op and Margiotta/Waitrose 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. A regular express bus service into Edinburgh city centre also passes by the end of the road.



Accommodation

15 Fentoun Gait East is a beautifully presented 5-bedroom family home that is located within the highly sought-after small CALA development on the eastern edge of Gullane village. Built in 2019, the property has been finished to a high standard, offering stylish, modern interiors and a landscaped south-west facing rear garden.

The front door opens into an entrance porch with integrated cupboards and a door through to the entrance hall that provides access to the principal rooms on the ground floor. The bright and spacious open plan dining kitchen/living room is located to the rear of the property with direct access through French doors to the garden, making this a wonderful space for entertaining, especially during the summer months. The kitchen has a range of wall and floor mounted units incorporating integrated Siemens appliances that include an induction hob, triple ovens, a dishwasher and a fridge freezer. There is ample space for a dining table to the centre of the room with a seating area to the far end. A separate utility room is located off the kitchen with further wall and floor mounted units to incorporate a Beko washing machine and tumble drier together with a cupboard that stores the Daikin hybrid heat pump/condensing gas boiler. A separate side entrance also provides direct access to the drive.

Returning to the entrance hall, there is a sitting room with a trio of windows overlooking the front garden, alongside a further living/family room opposite that is currently being used as a large study. This room offers flexible accommodation to be used as a more formal dining room or as an additional double bedroom, with the potential to convert the downstairs cloakroom into a shower room.

Ascending the stairs to the first-floor landing, the principal bedroom benefits from integrated wardrobes and a sleek ensuite shower room. There are three further double bedrooms, all with integrated wardrobes and one with an ensuite shower room, alongside a 5th single bedroom/nursery that is currently being used as a dressing room. A modern, family bathroom completes the first floor with a shower over bath, wash basin and WC.

Garden

The sizeable rear, south-west facing, garden is beautifully landscaped and has become well established in the 6 years since the house was built. Mainly laid to lawn, the current owner has created colourful herbaceous borders bounded by mature trees and shrubs. A patio terrace is accessed directly from the kitchen offering a wonderful space for alfresco dining, whilst an area behind the garage has been transformed with raised beds to create a vegetable patch together with currant bushes and strawberries. There are fruiting apple trees that offer beautiful blossoms in the spring and a stunning weeping willow majestically sits to one corner. The whole is bounded by a timber fence line, augmented by the addition of trellis, that feels particularly private and there is a garden shed situated to one corner for storage. From the street, privet hedges delineate a further private garden to the front of the property with a paved pathway leading to the front door that intersects two stretches of lawn bounded by herbaceous borders.



Garage

A single garage with a pitched tiled roof is positioned adjacent to the house, with direct access through a side door from the garden. Supplied with electricity, the garage has also been wired to accommodate the building of an outdoor office to the rear (subject to planning). A monoblock driveway is situated in front of the garage and offers parking for 2+ cars.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents.

Fixtures and Fittings

All fixtures and fittings, integrated appliances, carpets and blinds are included in the sale.

EPC Rating

Band B

Council Tax

Band G

Services

Mains water, electricity, gas and drainage

Directions

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

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:

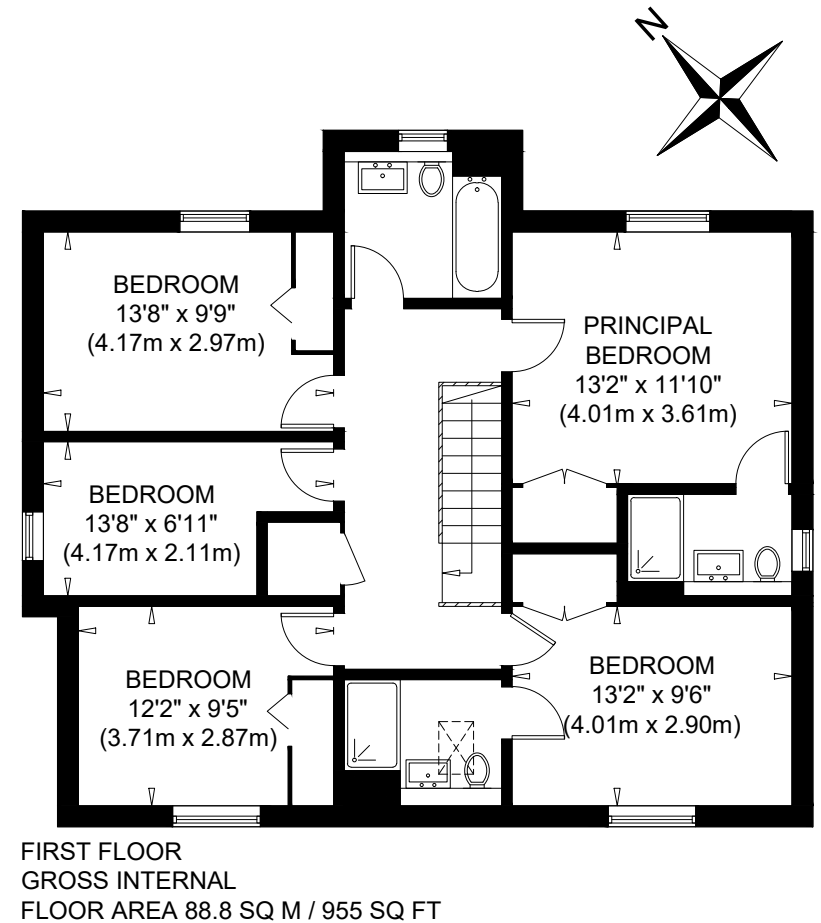
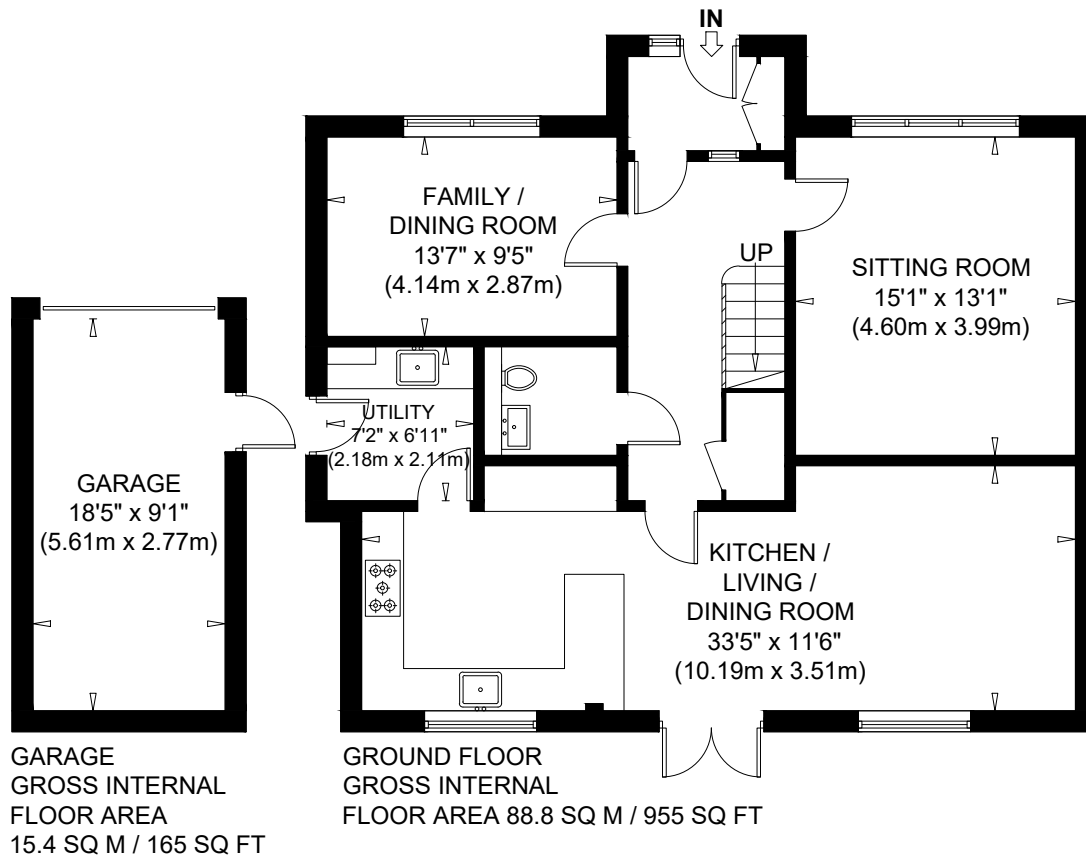
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FENTOUN GAIT EAST
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 177.6 SQ M / 1910 SQ FT
GARAGE AREA = 15.4 SQ M / 165 SQ FT
TOTAL COMBINED FLOOR AREA = 193 SQ M / 2075 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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