



LYNLEA

8 Erskine Road, Gullane, East Lothian, EH31 2DQ





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A spacious single storey 3-bedroom house with fabulous sea views and a private front and rear garden with single garage, within close proximity to Gullane's amenities, beach and golf courses and commuting distance of Edinburgh.

North Berwick 5 miles, Longniddry 7 miles, Edinburgh 21 miles, Edinburgh Airport 29 miles (All distances are approximate).

Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Dining Room-Living Room, Kitchen-Breakfast Room, Principal Bedroom, Two Further Double Bedrooms, Bathroom and a separate Cloakroom.

Garden: Private front and rear garden, predominantly laid to lawn, with herbaceous borders which are well planted with mature plants and shrubs.

Garage/Workshop: Single Garage with electric door. To the rear of the garage is a generous workshop with shelving.

About: 0.27 Acres



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SITUATION

Lynlea occupies a prime position on Erskine Road with breathtaking views towards Gullane Bents and over the Firth of Forth to Fife. The property boasts an enviable position being close to the beach and Muirfield Golf Course and is ideally placed for making the most of all the amenities Gullane has to offer and for enjoying life on the scenic East Lothian coast. Golfers are spoilt for choice with four 18-hole Golf Courses within walking distance including prestigious Muirfield. Luffness, Archerfield and the Renaissance Club are a short drive away, and there are a further 15 golf courses in the county. The village itself has a lively mix of shops with a Margiotta, Co-op, numerous cafés, newsagent, art gallery, restaurants, pubs and hotels including The Mallard, Bonnie Badger and Greywalls. The larger nearby towns of Haddington and North Berwick provide a wider range of shops, supermarkets, and leisure activities. There is a medical centre and dentist, and an excellent primary school in the village with secondary schooling at North Berwick, one of the most sought-after schools in the vicinity. Private schooling options are available in Musselburgh at Loretto, with further choices in Edinburgh. Gullane is situated approximately 21 miles east of Edinburgh which can be easily reached by fast and efficient train services from nearby Drem or Longniddry.

GENERAL DESCRIPTION

Lynlea is a fabulous property situated within a generous garden plot. This is only the second time the property has come to market in over 70 years, proving that it has been a much-loved family home. Lynlea is approached from Erskine Road via wrought iron vehicular and pedestrian gates opening to a private tarmac driveway. The house is a single storey detached property, that sits back from the main road sheltered by its generous front garden, with a stone façade sitting beneath a tiled roof and benefits from double glazing throughout. There exists great scope to extend (subject to obtaining the necessary consents).

A paved path leads to the side of the house where the front door opens to an entrance vestibule, with a glazed door opening to the entrance hall, providing access to the principal rooms. The sitting room is a generous size, with high ceilings and a beautiful bay window, which has spectacular views over the front garden and beyond over the Firth of Forth to Fife. The room features coving with an electric fireplace sitting under a marble mantel. Opposite the hall is the dining/living room, with views over the rear garden, which has space for a dining table and chairs, with an alcove opening to a seating area which, again, enjoys beautiful views over the Firth of Forth to Fife. At the end of the hall is the kitchen/breakfast room, which has a range of wall and base mounted units, with a basin, modern appliances include a Neff oven and grill, with four ring electric hob, with an integrated AEG washing machine and a Hotpoint half height fridge. The breakfasting area has space for a dining table and chairs and enjoys views over the front garden and beyond over the Firth of Forth to Fife. Within the kitchen there are a range of generous cupboards providing storage and a further walk-in pantry store, with a back door opening to the garage and rear garden.



From the entrance hall an inner hall gives access to a generously sized principal bedroom, with views over the rear garden, with extensive built-in wardrobes. Adjacent are two further double bedrooms, both of which overlook the rear garden and have built-in wardrobes. There is a cloakroom opposite the bedrooms and completing the accommodation on the ground floor is a generous bathroom, with bath, walk-in shower cubicle, WC and wash hand basin, and a linen cupboard off the hall. From the entrance hall there is a loft hatch with a Ramsay ladder, which accesses a partially floored loft.

GARDEN

The gardens at Lynlea consist of a front and rear garden. The front garden is a very generous size and is predominantly laid to lawn, with a central shrub feature, with a beautiful rose garden at the front of the house. Flower beds border the front garden and are well stocked with mature plants and shrubs. The rear garden is south facing and predominantly laid to lawn with two paved patio areas, one behind the garage and the other at the far side of the property. The rear garden is a private oasis protected by a high yew hedge and to the side of the house there are an assortment of roses.

GARAGE

Off the private driveway there is a single garage which has a render façade under a flat roof, and to the side of the garage there are two garden stores, one of which houses the gas boiler. Behind the garage there is a workshop with electricity.

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.

Satellite Navigation

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

Fixtures and Fittings

Only items specifically mentioned in the particulars are included in the price. All carpets, blinds, curtains and white goods will be included.

Entry & Possession

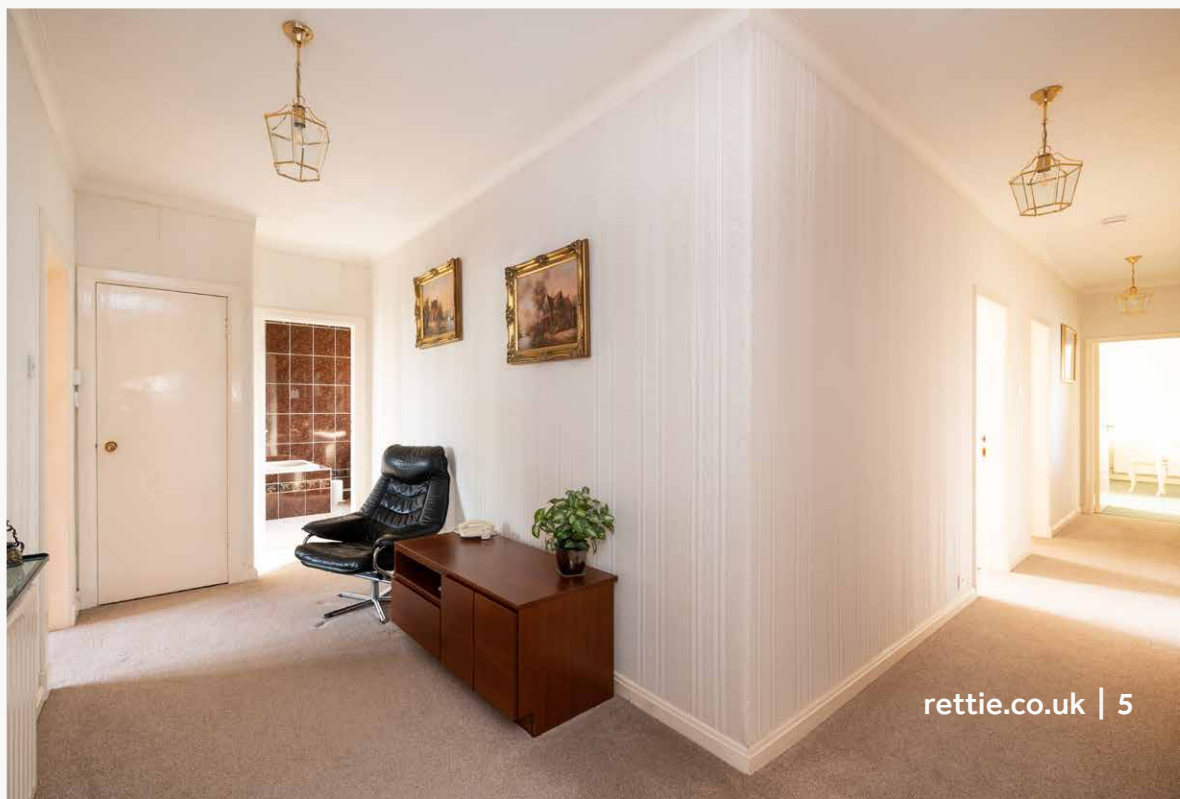
Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains Gas, Electricity, Water and Drainage.

Local Authority

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



Council Tax

Band G

EPC Rating

Band E

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 as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and 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.

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.



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.

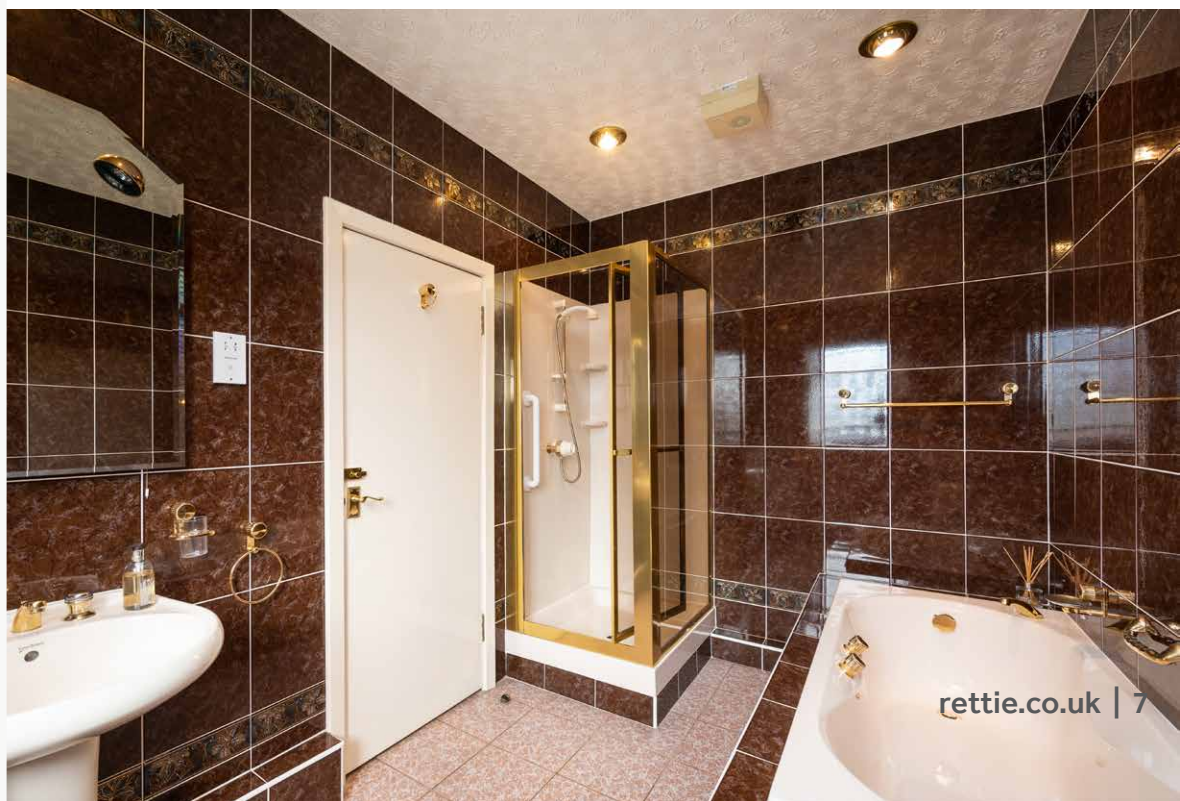
Important Notice

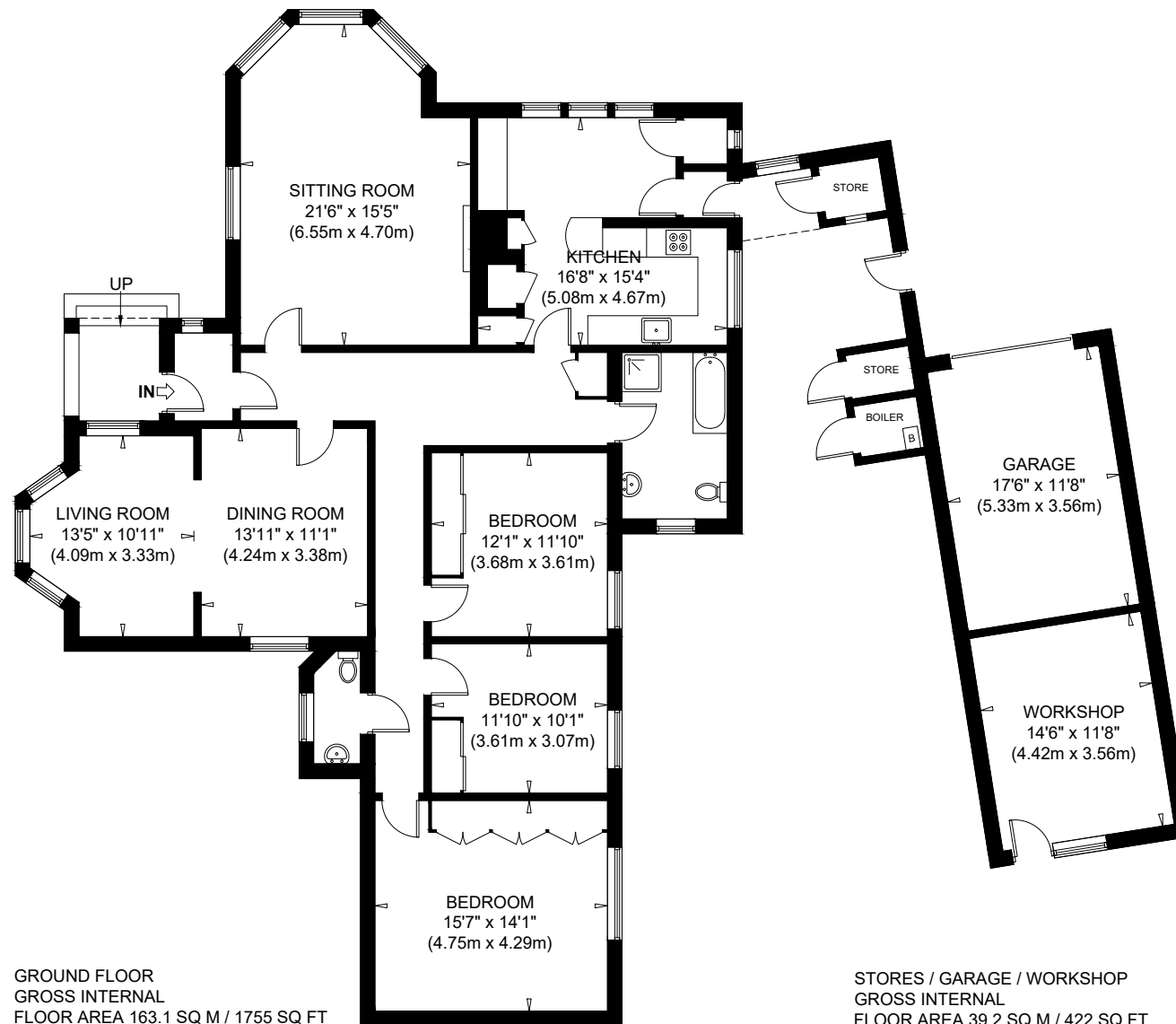
Rettie & Co, their clients and any joint agents give notice that:

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.





LYNLEA

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 163.1 SQ M / 1755 SQ FT
 STORE / GARAGE / WORKSHOP AREA = 39.2 SQ M / 422 SQ FT
 TOTAL AREA = 202.3 SQ M / 2177 SQ FT

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

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RETTIE

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