



CULBIN

Main Street, Gullane, East Lothian, EH31 2DA





CULBIN

Main Street, Gullane, East Lothian, EH31 2DA

A fabulous newly built 4-bedroom contemporary home designed for modern living, with off-street parking, a short walk to the centre of the village

Longniddry 6 miles, Edinburgh 20 miles, Edinburgh Airport 29 miles
(All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Hall, Open Plan Kitchen-Living-Dining Room, Office/Snug/Bedroom, WC and Utility Room.

First Floor: Landing, Principal Bedroom with terrace and ensuite Shower Room, Sitting Room/Double Bedrooms and a Bathroom.

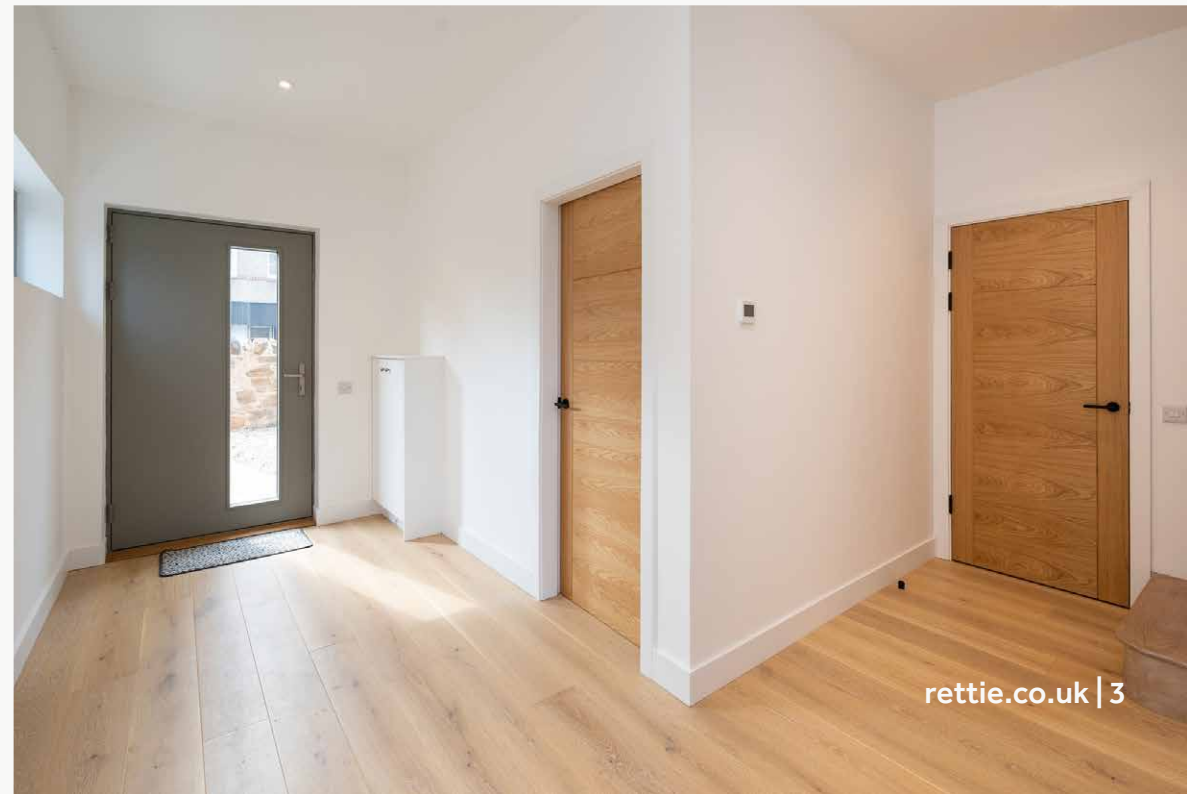
Second Floor: Landing, Two Bedrooms and a luxury Bathroom

Garden: Front and Rear Gardens.

Parking: Private offroad parking with electric charging point.



Adjacent furnished property



CULBIN

Main Street, Gullane, East Lothian, EH31 2DA



2



4



2

Situation:

Culbin is within striking distance of all the amenities that Gullane has to offer. The village is renowned for its excellent sandy beaches and three golf courses (Gullane 1, 2 and 3), in addition to Luffness and the Championship course at Muirfield. A lively mix of shops including a Co-op, Margiotta Food & Wine Store, Deli, Cafes and well renowned restaurants and hotels are within a short walk of Culbin. The larger towns of Haddington and North Berwick provide a wider range of shops, supermarkets and leisure activities. There is an excellent primary school in the village with secondary schooling at North Berwick, one of the most sought-after schools in the vicinity. Gullane is situated approximately 20 miles east of Edinburgh, within easy commuting distance. For commuters there is a fast and efficient train service from nearby Drem, North Berwick or Longniddry, and Edinburgh International Airport and motorway links are easily accessible via the A1 and City By-Pass.



General Description:

Culbin has been carefully designed to showcase all that is good about modern architecture making it ideal for modern living and really needs to be viewed in person to be appreciated. The heavily insulated house has been configured to be extremely energy efficient with underfloor heating throughout the ground floor, triple glazed windows and doors, solar pv panels, an air source heat pump and a mechanical heat recovery and ventilation system. Full details of all the systems are available from the selling agents.

Culbin is approached through a gate in a stone wall which leads to a sandstone path to the front door sheltered from the elements by an overhang. The path continues down the side of the house to the back. The front door opens to a spacious hallway with oak flooring and a useful store adjacent to the oak staircase leading to the upper floors. The heart of the home is the spectacular open plan kitchen/dining/living room which has a large sliding glazed door overlooking the rear garden. The kitchen by Archispek has a range of wall and floor units along with a central island with quartz worktops incorporating Siemens appliances and a Quooker tap. A concealed door leads from the kitchen to the Utility Room with a range of storage cupboards, deep sink and plumbing for a washing machine.

Returning to the entrance hall there is a snug/office /Bedroom 4 at the front of the house and a WC. The first floor has a spacious landing with a storage cupboard and doors to a dual aspect principally south facing Sitting Room with floor to ceiling windows which could also be used as a bedroom if required as there is an adjacent well equipped family Bathroom. The principal bedroom which has a large ensuite Shower Room lies to the rear of the house overlooking the rear garden and has a door to a private terrace/balcony overlooking the sedum roof which is a great place to watch the sun go down. The staircase continues up from the landing to the second floor where a further two bedrooms with feature timber beams and a circular window along with a large luxurious shower room complete the accommodation.

Garden:

Culbin has a front and rear garden. The front garden is currently a blank canvas being laid to gravel for ease of maintenance. The private garden to the rear features a stone patio accessed from the large sliding door which is a perfect spot for alfresco dining and leads to a lawn flanked by raised borders enclosed by a wall and fencing.

Parking:

Culbin benefits from a gravelled private parking area with an electric car charging point accessed off Hopetoun Terrace.



Adjacent furnished property



Adjacent furnished property

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie, 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 2DA.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Entry & Possession

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

Services

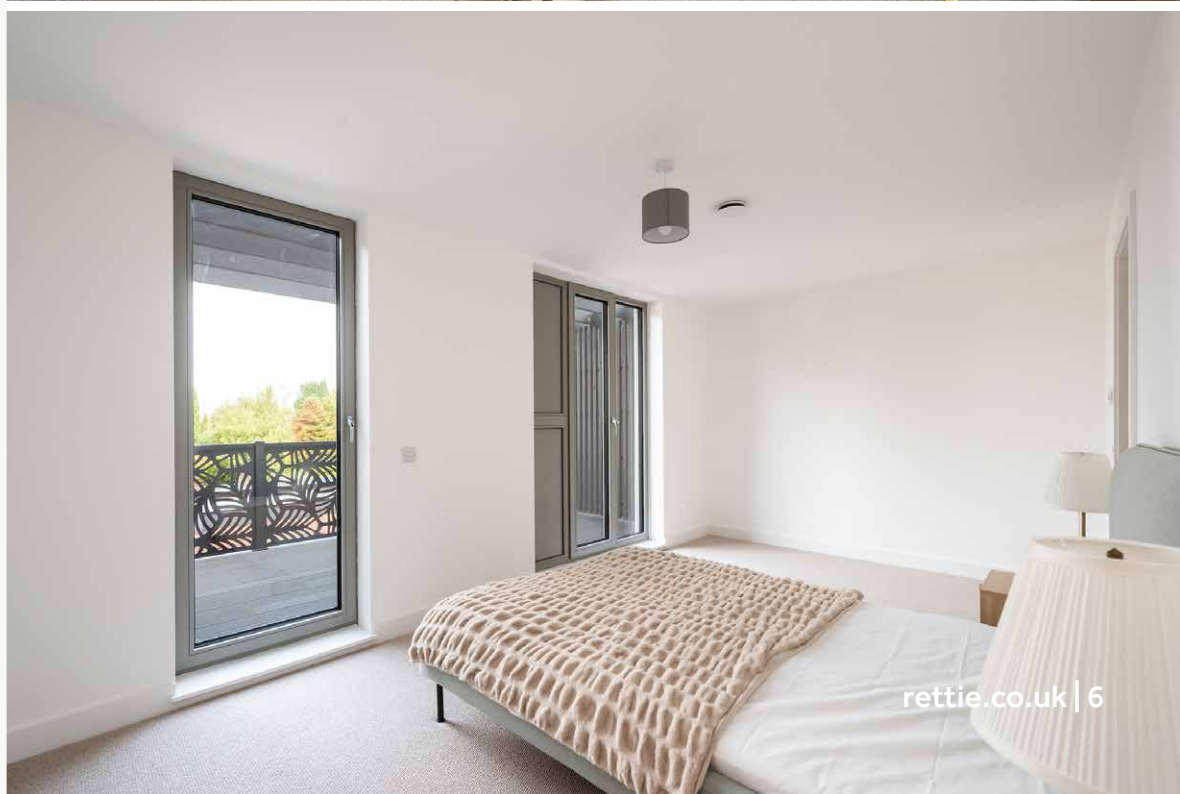
Mains electricity, water and drainage.

Local Authority

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

Council Tax

Yet to be assessed.



EPC Rating

Band B

Warranty

Culbin benefits from an International Construction Warranty.

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. Certain photographs in the brochure show the neighbouring property with furnishings.

Websites and Social Media

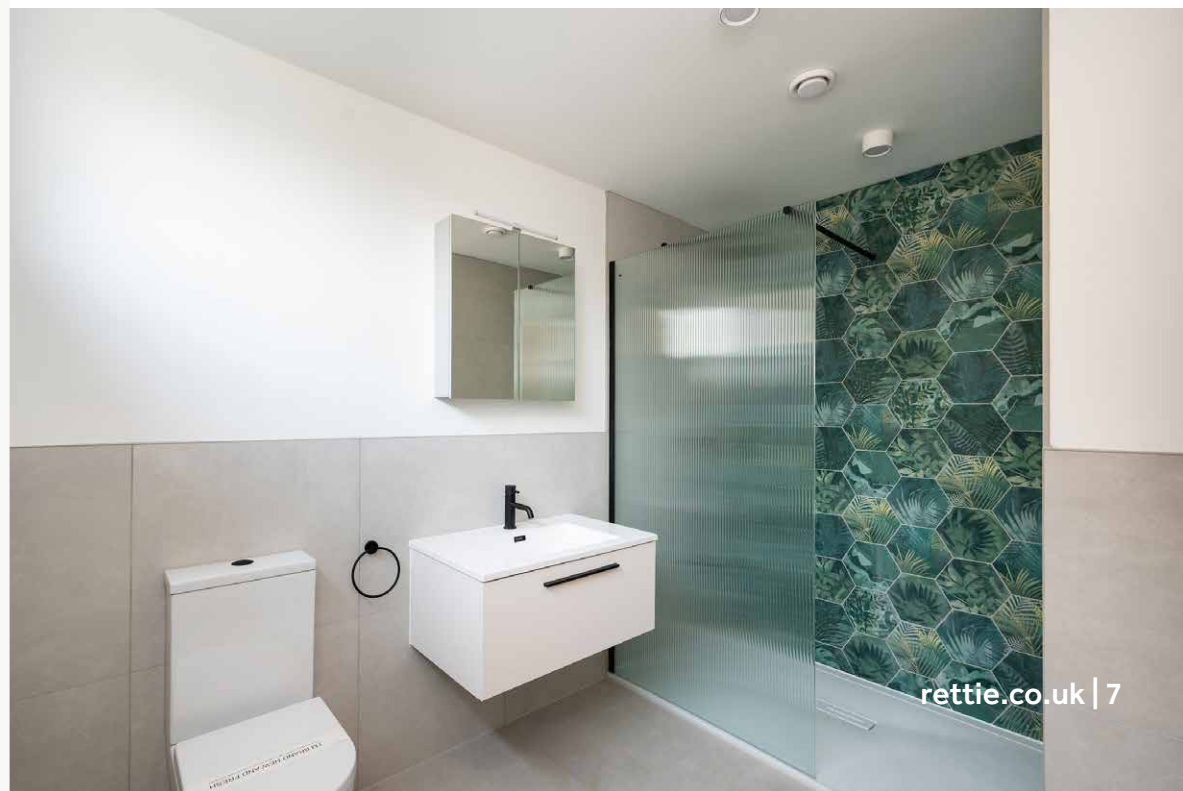
This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

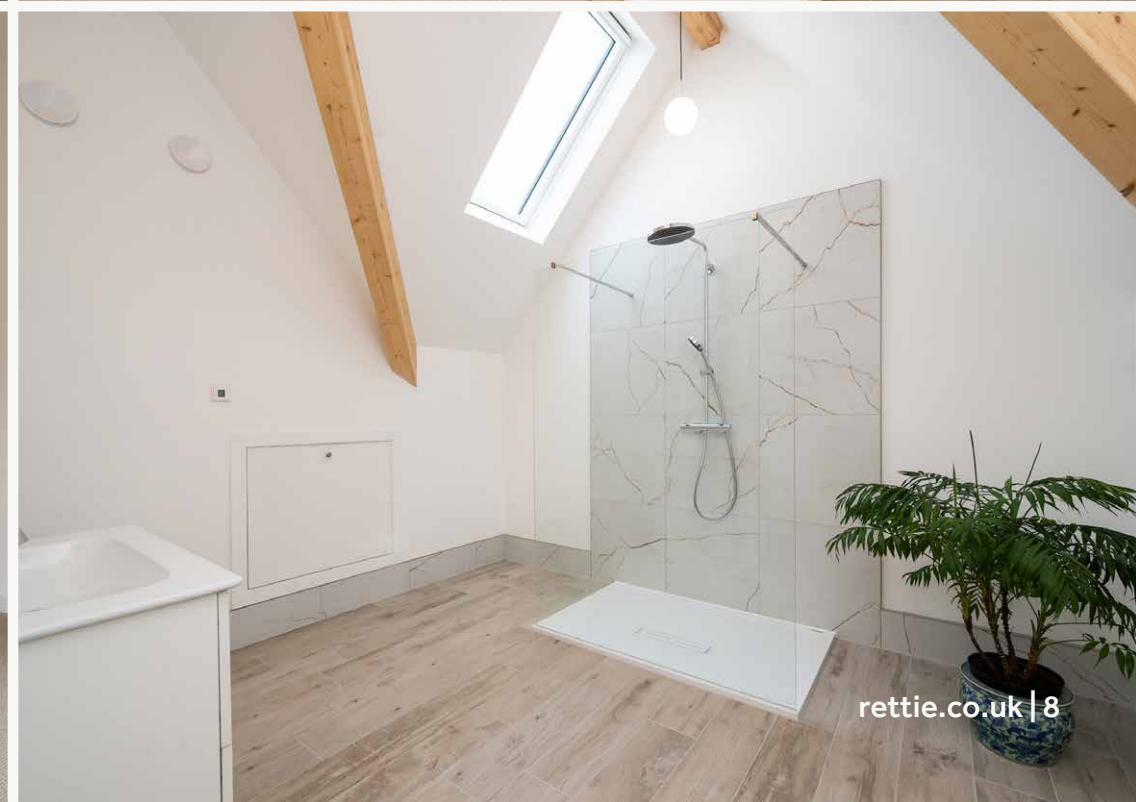
In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

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.







CULBIN

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA = 228.2 SQ M / 2455 SQ FT

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

Copyright © exposure
www.photographyandfloorplans.co.uk

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.







RETTIE

📞 0131 624 4183

✉️ mail@rettie.co.uk

🏠 11 Wemyss Place
Edinburgh
EH3 6DH