



EAST GARTH

1 Hill Road, Gullane, East Lothian EH31 2BE



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An attractive 3-bedroom main door apartment occupying the ground floor of a traditional villa, with stylish interiors and a charming garden, situated in the highly desirable coastal 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:

Entrance Porch, Entrance Hall, Sitting Room, Dining Room, Kitchen, Principal Bedroom, Two Further Bedrooms, Shower Room and a Cloakroom with WC

Garden: Mature lawned garden with colourful herbaceous borders and a large south facing courtyard

Garage: Single garage with utility room adjacent

About: 0.12 acres



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Situation

East Garth is situated in the highly desirable village of Gullane – famous for its golf courses as well as its fantastic coastline. Positioned within walking distance of the High Street, as well as the spectacular sandy beach at Gullane Bay, the property 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 other footpaths and cycle routes throughout the region.

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, The Main Course and the Bonnie Badger. The larger towns of North Berwick and Haddington both provide a wider variety of shops, supermarkets and leisure facilities, 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, Longniddry or North Berwick train stations, all of which are only a short drive away. A regular express bus service into Edinburgh city centre also passes through the main street.



Accommodation

East Garth is a beautifully presented 3-bedroom home in the Arts & Crafts style that is located on Hill Road - one of the most desirable streets in Gullane and only a short walk to the beach, golf course and main street. Built at the turn of the century, the property occupies predominantly the ground floor of the semi-detached villa, with bright and spacious accommodation and a lovely garden split into two areas with lawn to the front and a south facing courtyard with adjoining BBQ area to the rear which has direct access from the kitchen.

The front door enters from the garden into a fabulously bright porch with triple aspect astragal glazed windows and the original parquet ceramic tiled floor. The entrance hall beyond gives access to all the principal rooms of the house, with a spacious sitting room on the right that benefits from some beautiful original features to include dentil corning, twin glazed Edinburgh presses, a striking open fireplace and two large windows, to include a beautiful bay window, that overlook the garden.

The stylish modern kitchen is situated to the rear of the house with a door out to, and a window overlooking, the rear south facing courtyard that provides a wonderful space for alfresco dining and entertaining. There are a range of wall and floor mounted units that incorporate various integrated appliances to include a Neff double oven, AEG induction hob, a tall fridge freezer and a dishwasher. The adjacent dining room has a tiled floor and French doors overlooking the courtyard, with ample space for a large dining table and chairs, together with two integrated storage cupboards.

There are three double bedrooms, all benefitting from integrated wardrobes, with the large principal bedroom boasting two Edinburgh press store cupboards as well as decorative dentil corning and a large window overlooking the garden. The third bedroom is situated at the top of a carpeted staircase that ascends from the dining room and is currently being utilised as a study. There is also access to the loft through a hatch within the bedroom ceiling.

A family shower room with large walk-in shower, WC, wash basin and heated towel rail, together with a cloakroom/WC boasting original dwarf tile décor, complete the accommodation. A separate utility room adjoins the garage and includes a washing machine and tumble drier, with easy access across the courtyard from the kitchen door.

Garden

A beautiful lawned garden is situated to the front and side of the property, with colourful herbaceous borders, mature trees/shrubs and a wide stone paved pathway that leads from the pedestrian gate entrance on Hill Road to the front door. A separate south facing courtyard resides to the rear of the property with direct access from the kitchen as well as a gateway from the garage. This large courtyard is a real suntrap and provides ample space for a table and chairs with a separate barbeque area. The dining room already benefits from French doors overlooking the courtyard therefore steps could potentially be incorporated below these doors to allow direct access for outdoor entertaining.



Garage

A single garage is positioned adjacent to the house, with a right of access over the neighbour's driveway. There is also a right of pedestrian access through a side gate in order to approach the garden/front door from the south side/garage.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents.

Fixtures and Fittings

Only items specifically mentioned in the brochure are included in the sale price. This will include all fixtures and fittings, integrated appliances and carpets with some curtains/blinds being retained by the owner.

The large dresser in the dining room is available by separate negotiation.

EPC Rating - D

Council Tax – F

Services

Mains water, electricity, gas and drainage

Directions

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

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:

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

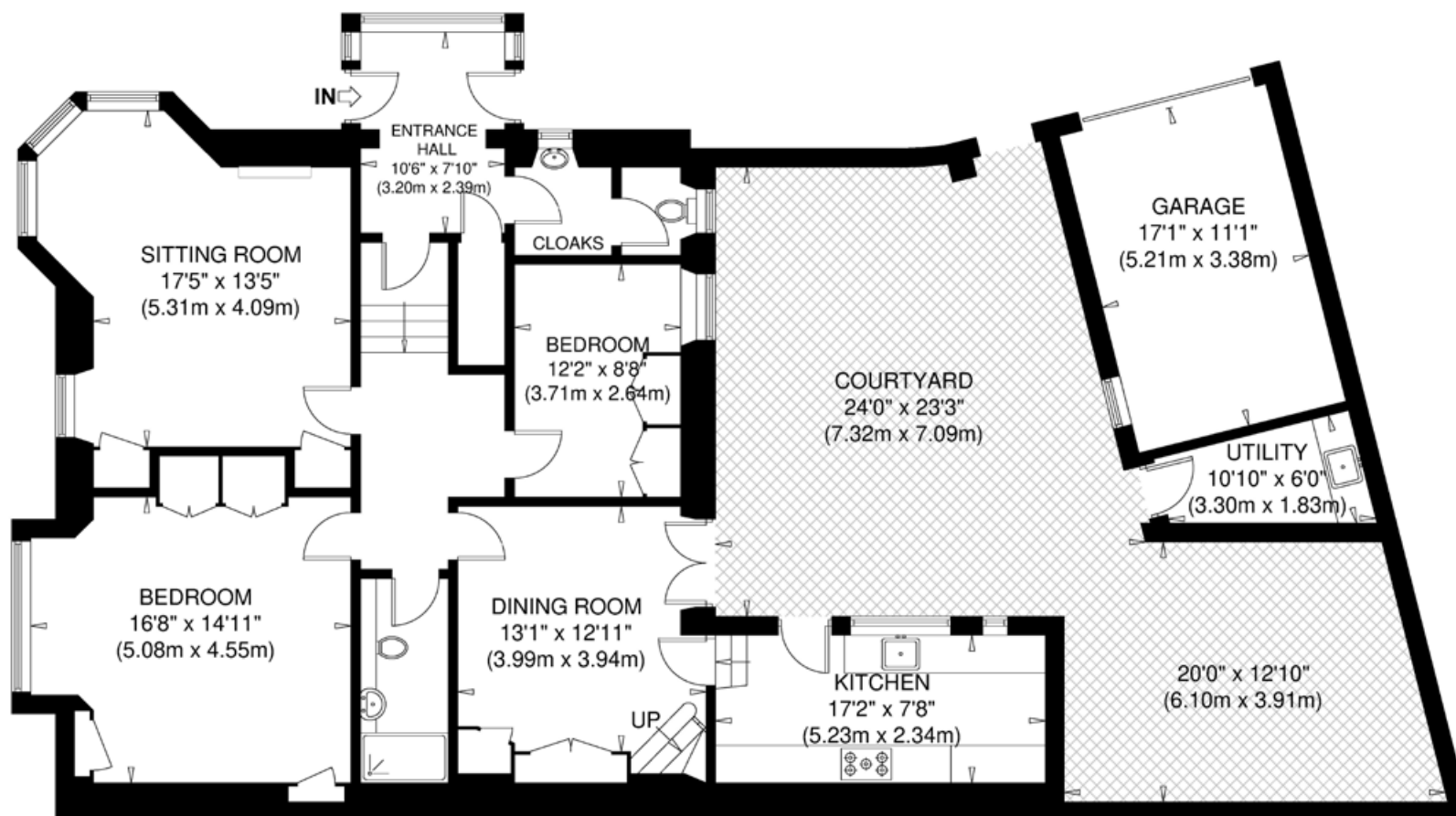
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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 particular 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.

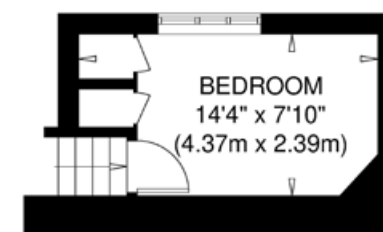






GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 118.4 SQ M / 1274 SQ FT

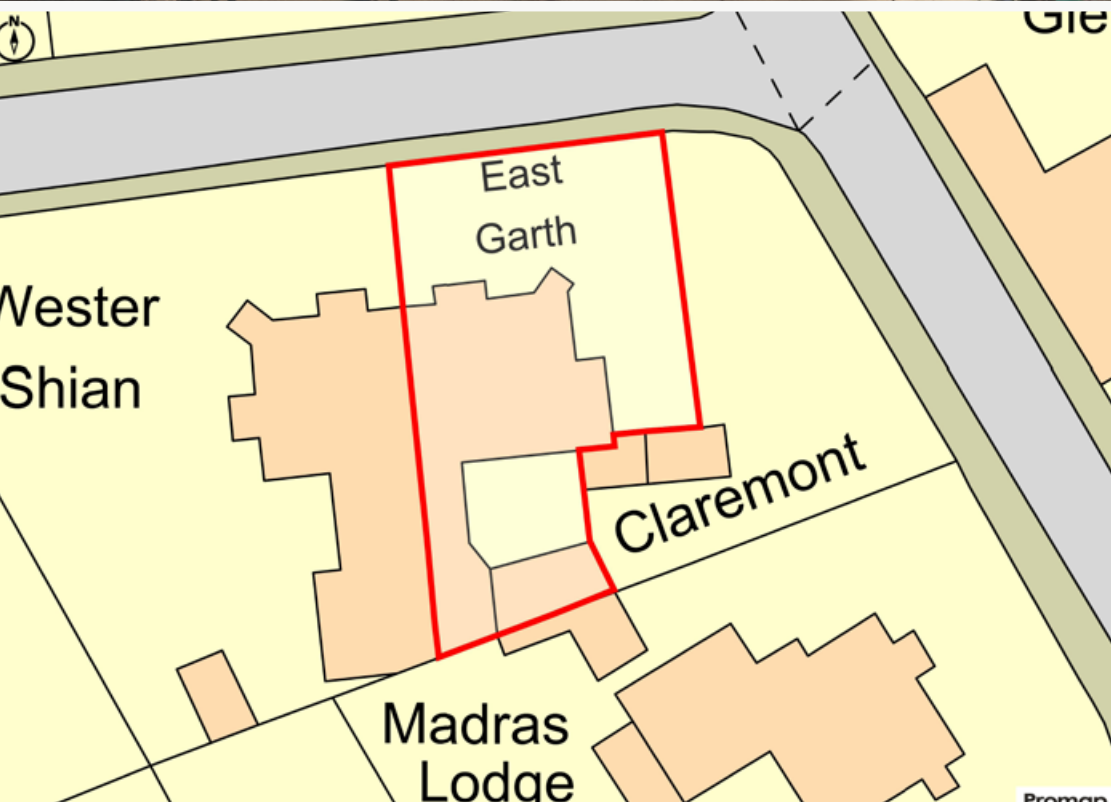
GARAGE & UTILITY
GROSS INTERNAL
FLOOR AREA 22.8 SQ M / 245 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 9.2 SQ M / 99 SQ FT

EAST GARTH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 127.6 SQ M / 1373 SQ FT
GARAGE & UTILITY = 22.8 SQ M / 245 SQ FT
TOTAL COMBINED FLOOR AREA = 150.4 SQ M / 1618 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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