



1 HOPETOUN TERRACE
Gullane, East Lothian, EH31 2DD.



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A charming ground floor 2-bedroom apartment, with main door entrance, private front and rear gardens with a shared external store, within close proximity of Gullane's amenities, championship golf courses and beach and within commuting distance of Edinburgh.

North Berwick 4.9 miles, Longniddry 6.2 miles, Drem 4.4 miles, Edinburgh 20.5 miles, Edinburgh Airport 29 miles (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Open Plan Sitting-Dining-Kitchen, Principal Bedroom, Double Bedroom and a Bathroom with Bath & Shower.

Gardens: The property comprises an attractive front garden with herbaceous border and a rear garden with patio area, herbaceous borders and a neighbouring shared store.



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Situation:

Nestled on the scenic East Lothian coastline, the charming town of Gullane offers an enviable blend of coastal tranquillity and contemporary convenience. Famed for its stunning beaches, world-class golf courses—including the prestigious Muirfield—and vibrant village atmosphere, Gullane is a sought-after location for those seeking a high quality of life within easy reach of Edinburgh.

The town boasts a range of local amenities including independent shops, cafés, award-winning restaurants, and a well-regarded primary school. Outdoor enthusiasts are spoilt for choice, with expansive sandy shores, dune walks, and nature reserves on the doorstep, as well as excellent cycling and hiking opportunities across the surrounding countryside.

For commuters, Gullane is ideally situated just 20 miles from Edinburgh city centre, with regular train services available from nearby Drem station. The A1 and A198 provide swift road connections across East Lothian and beyond. Whether you're looking for a peaceful coastal retreat, an active outdoor lifestyle, or a vibrant community setting, Gullane offers the perfect balance of seclusion and accessibility.



General Description:

1 Hopetoun Terrace is a charming end of terrace property occupying the ground floor, with its own main entrance and private front and rear gardens, it is in excellent condition and offers comfortable accommodation and generous outdoor space.

The property sits back from the main road protected by its front garden and features a beautiful stone façade sitting beneath a slate roof. The flat is approached via a wrought iron pedestrian gate opening to an attractive front garden, with a paved path flanked by lawn leading to the front door, which opens to the entrance vestibule, with a partially glazed door opening to the entrance hall giving access to the principal rooms on the ground floor. At the rear of the property sits a comfortable open plan sitting/kitchen/dining room with the sitting room featuring an open alcove shelving unit and views over the rear garden and within the dining area there is space for a dining table and chairs. The kitchen has a tiled floor, with wall and base mounted units with a basin overlooking the rear of the property. Modern appliances include a Neff oven with Siemens electric hob, with extractor fan above, a fridge/freezer, slim line dishwasher, Bosch washing machine, with a door leading out to the rear of the property.

Returning to the entrance hall gives access to a principal double bedroom, a further double bedroom and a bathroom. The principal bedroom has views over the front garden, with built-in wardrobes and open alcove shelving with cupboard below. Across the hall is a further double bedroom, again with views over the front garden. Completing the accommodation is a bathroom with shower, the bath has a separate handheld shower attachment, walk-in shower cubicle, WC, wash hand basin and heated towel rail, with open alcove shelving.

Gardens:

At the rear of the property there is a patio area where you could place a table and chairs and across the gravel there is a private rear garden, which has a paved patio area, offering the perfect spot for al fresco dining and to enjoy a glass of wine on a summer's evening. A step drops down into an area of lawn with has a herbaceous border, which is well stocked with mature plants, shrubs, herbs and an area for a barbecue. Adjacent to the garden is a shared storage shed, which has a stone façade and slate roof.

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 2DD.

Fixtures and Fittings

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



Entry & Possession

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

Services

Mains water, gas, electricity and drainage.

Local Authority

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

Rateable Value

1 Hopetoun Terrace has in recent times been let as a holiday home so as a result is currently rated rather than being subject to a Council Tax Banding.

EPC Rating

Band TBC

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

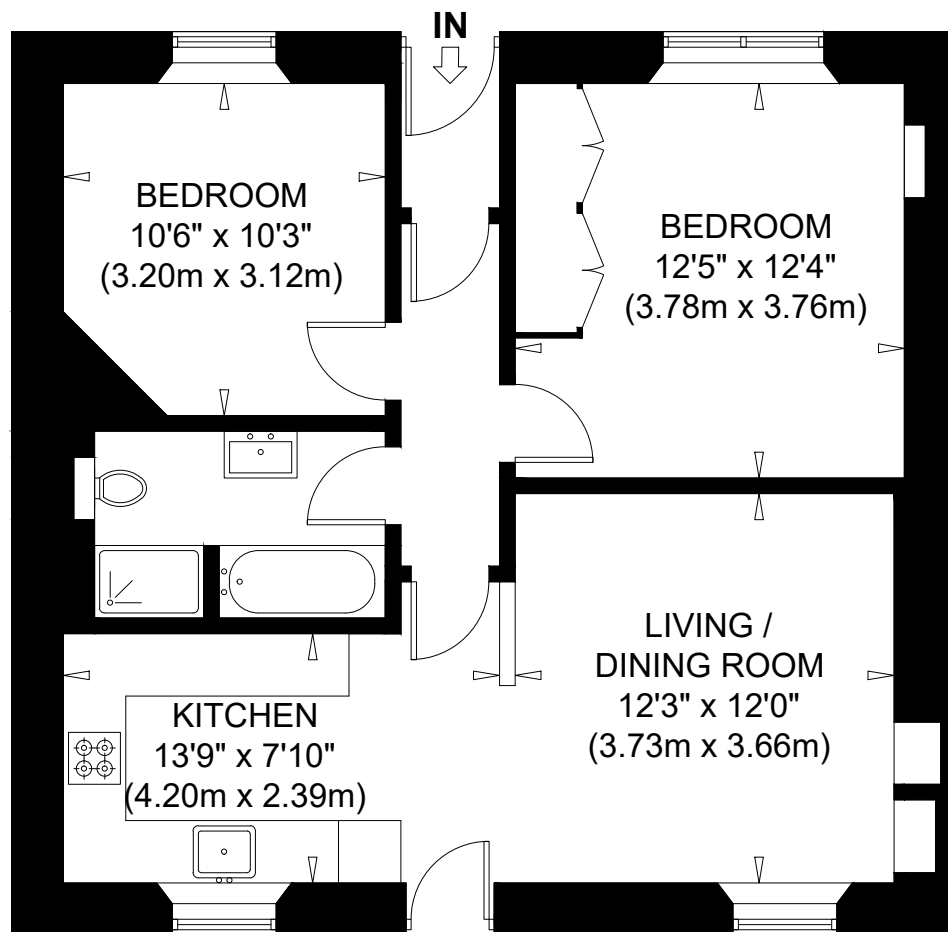
Rettie & Co, their clients and any joint agents give notice that:

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.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 62.9 SQ M / 677 SQ FT

HOPETOUN TERRACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 62.9 SQ M / 677 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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