



THE WILLOWS

Sandy Loan, Gullane, East Lothian, EH31 2BH



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A spacious 4 bedroom home with a beautiful garden in a prime Gullane location a short walk to the beach and centre of the village.

North Berwick 5 miles, Drem 5 miles, Edinburgh 20 miles, Edinburgh Airport 28 miles
(All distances are approximate).

Summary of Accommodation:

Ground Floor: Reception Hall, Cloakroom, large Drawing room, Garden Room, Dining Kitchen, Inner Hall, Principal Bedroom with Ensuite Dressing Room and Shower Room.

First Floor: Landing, Three Double Bedrooms, and Family Bathroom

Garage: Double Garage with workshop area and electric door

Garden: Large garden with raised decked terrace, predominantly laid to lawn with herbaceous and shrub borders.

About: 0.23 acres



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Situation:

The Willows is situated off Sandy Loan in the popular village of Gullane. Within walking distance from the beach and the High Street, The Willows is ideally placed for making the most of all the highlights Gullane has to offer and to enjoy life on the scenic East Lothian coast. Golfers are spoilt for choice with three 18 hole Golf Courses within walking distance, prestigious Luffness New Golf Club and Muirfield very nearby, and a further 15 golf courses in the county – including a variety of renowned Links Courses on East Lothian’s spectacular coastline.

The village itself has a lively mix of shops with a Co-op and Margiotta grocery stores, a delicatessen, along with a variety of independent retailers. The village has a number of cafes, pubs and hotels including the Bonnie Badger and Mallard Hotels. The nearby larger towns of Haddington and North Berwick provide a wider range of shops, supermarkets, and leisure activities. There is a medical centre and dentist, along with 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 city centre which can be easily reached by the A1 and a fast and efficient train service from nearby Drem or Longniddry.

Description:

The Willows is superbly located in one of Gullane’s prime residential areas and is approached through gates in a high stone wall that open to a shared mono bloc driveway which leads to a double garage with parking in front of it. The house is of harled construction beneath a rose tiled roof and was built in circa 1998 in the former garden of The Glebe House, which lies to the south. The owners customised the house to their own design and as such it boasts a number of special features such as high ceilings, polished wood floors and large rooms along with a ground floor principal bedroom suite.

The Willows is approached by a path flanked by lawns which currently leads to a ramp up to the front door. This opens to a spacious reception hall with high ceilings, a polished wood floor and a door to a Cloakroom with a separate WC. The Drawing Room is a superb large dual aspect room with a bay window which naturally divides into a distinct cosy sitting area around an open fireplace with a stone mantel and gas fire and a dining/reading area. Double doors open from the Drawing Room to a lovely triple aspect Garden Room with a sliding door out to a large decked terrace ideal for alfresco drinks and dining. The Garden Room is suitable for a variety of uses and has in recent times been used as a Dining Room and



Sitting Room. Doors from both the hall and Garden Room open to the spacious dining kitchen which has a full range of wall and floor units with corian worktops, a Bosch fridge-freezer and dishwasher and a Smeg gas stove (Note the oven is not in working order). An inner hall with a cupboard beneath the staircase to the first floor leads to a door opening to the dual aspect principal Bedroom which has a Dressing Room with built in wardrobes and a Shower Room.

The first floor Landing on two levels has a study area adjacent to the Bay window and doors to a large Bedroom with built in bookshelves and a substantial eaves cupboard. In addition, there are two further double Bedrooms with built in wardrobes and a Family Bathroom.

Garage:

The large double garage with an electric door lies to the south of the house and in addition to parking has a workshop area, shelving and is plumbed for a washing machine and tumble drier.

Garden:

The garden at The Willows is a real feature of the property and the rear garden, with direct access from the terrace is a lovely private oasis. The front lawns are surrounded by herbaceous and shrub borders which flank the path to the front door. The principal garden lies to the rear of the house which can be accessed direct from the house via the terrace or by a side gate between the house and garage which opens to a path around the house to the raised terrace. To the rear of the garage is an enclosed kitchen garden, bordered by a stone wall where there is a garden shed. The remainder of the garden is laid to lawn surrounded by colourful borders and mature trees.

GENERAL REMARKS AND INFORMATION:

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

Services

Mains electricity, water and drainage, with gas central heating.

Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Satellite Navigation

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

EPC

Band C

Local Authority

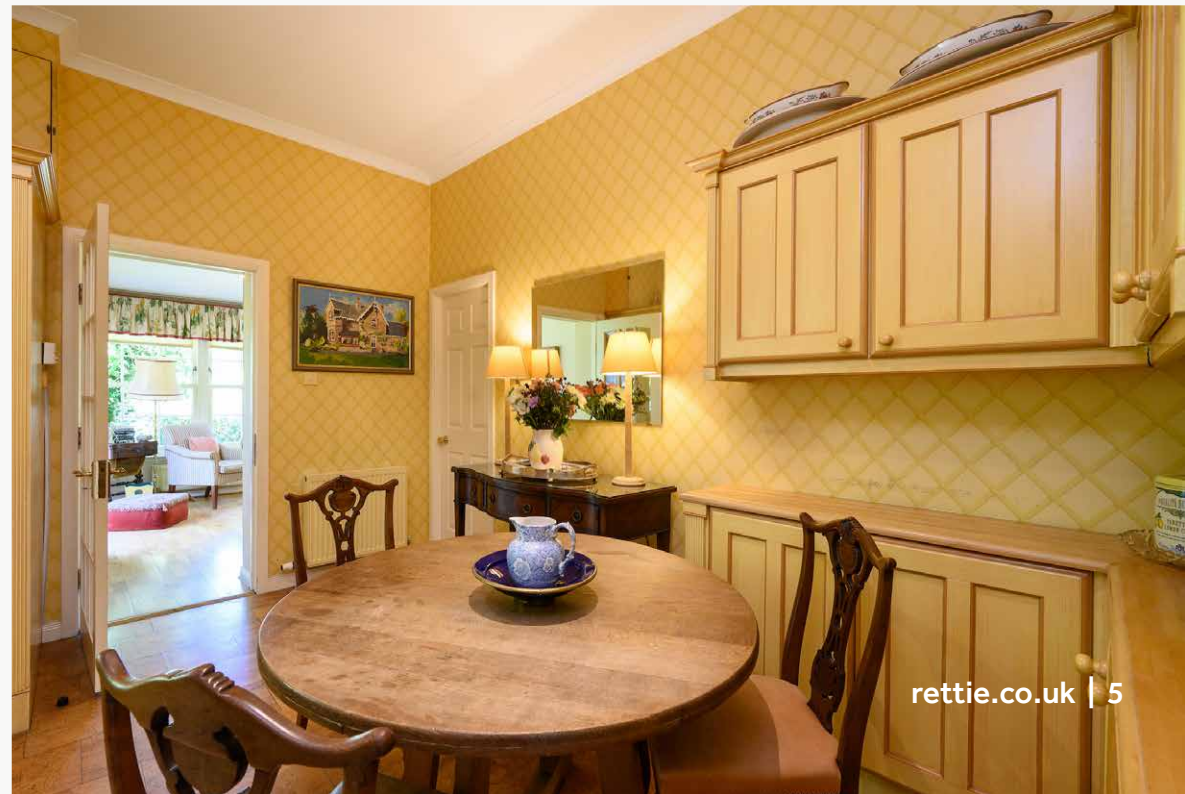
East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

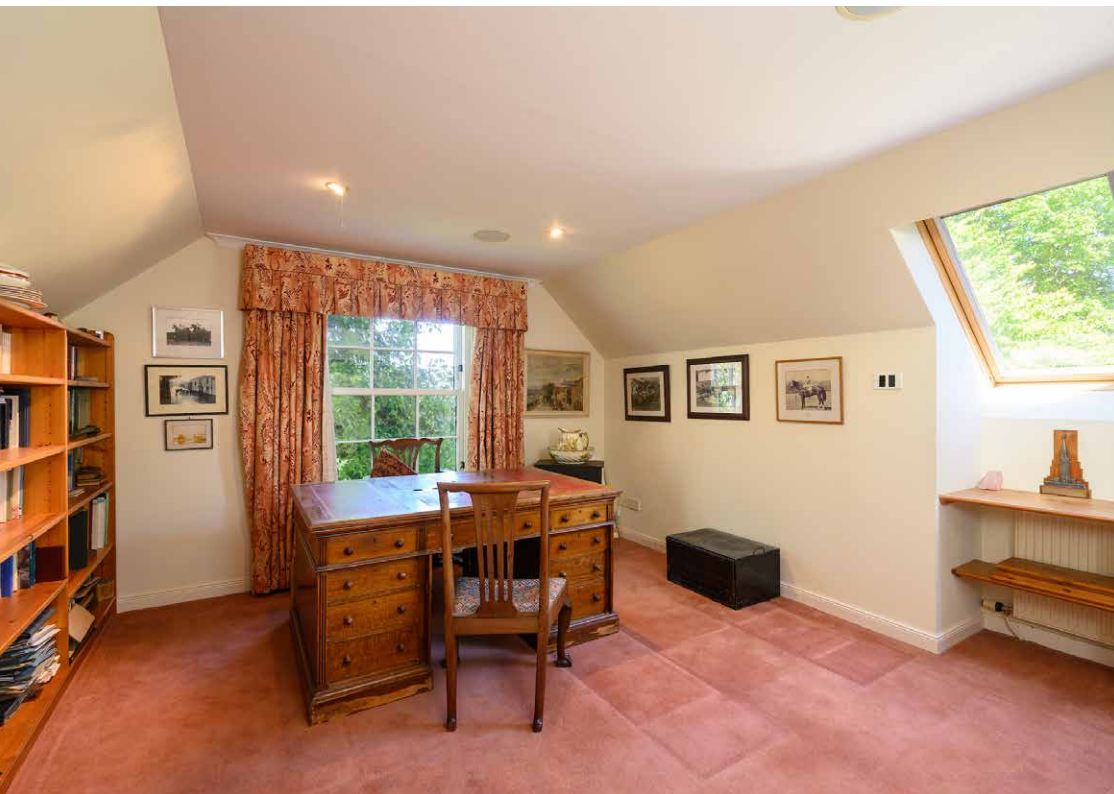
Council Tax

Band G

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:

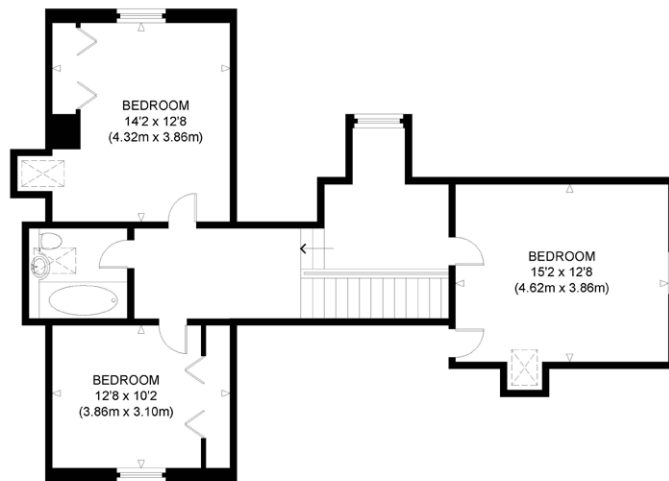
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:

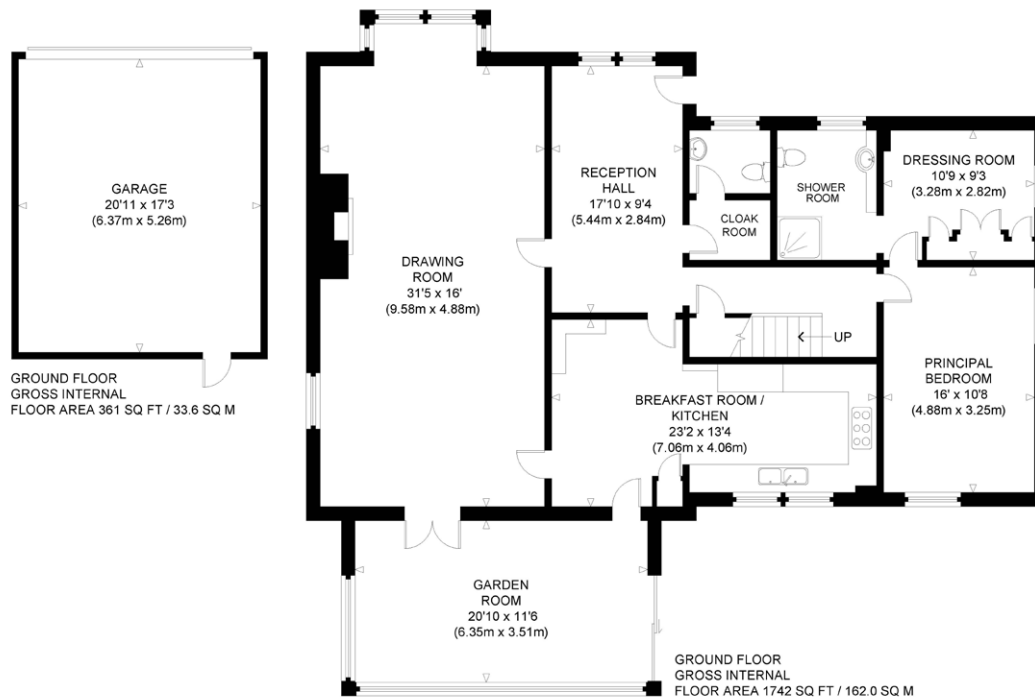
Rettie & Co, their clients, and any joint agents give notice that:

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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 764 SQ FT / 71.0 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 361 SQ FT / 33.6 SQ M

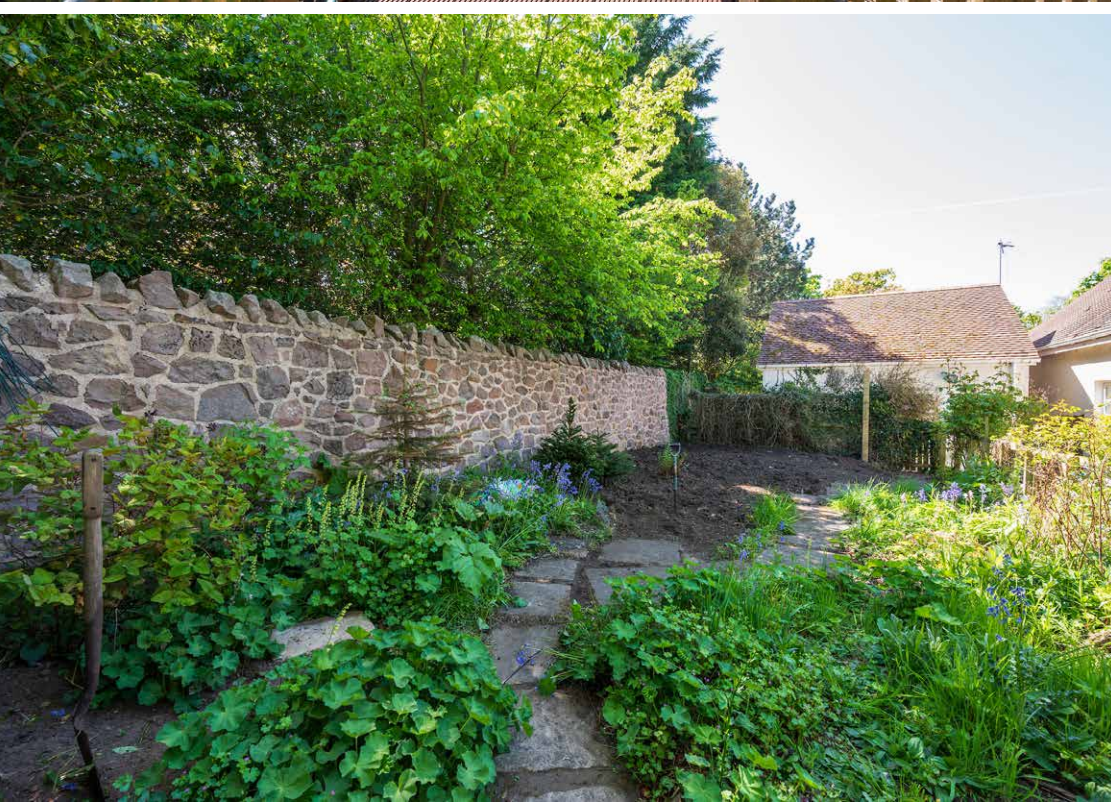
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1742 SQ FT / 162.0 SQ M

THE WILLOWS

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2506 SQ FT / 233.0 SQ M
GARAGE FLOOR AREA 361 SQ FT / 33.6 SQ M
TOTAL COMBINED FLOOR AREA 2867 SQ FT / 266.6 SQ M

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

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RETTIE

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