



5 COLLEGE WAY

Gullane, East Lothian EH31 2BY



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A beautifully decorated 4/5-bedroom semi-detached townhouse, situated in the highly desirable village of Gullane, with stylish interiors that give a unique, luxury flare to this modern home

Aberlady 3 miles, North Berwick 4 miles, Haddington 8 miles, Edinburgh City Centre 20 miles (all distances are approximate)

Accommodation:

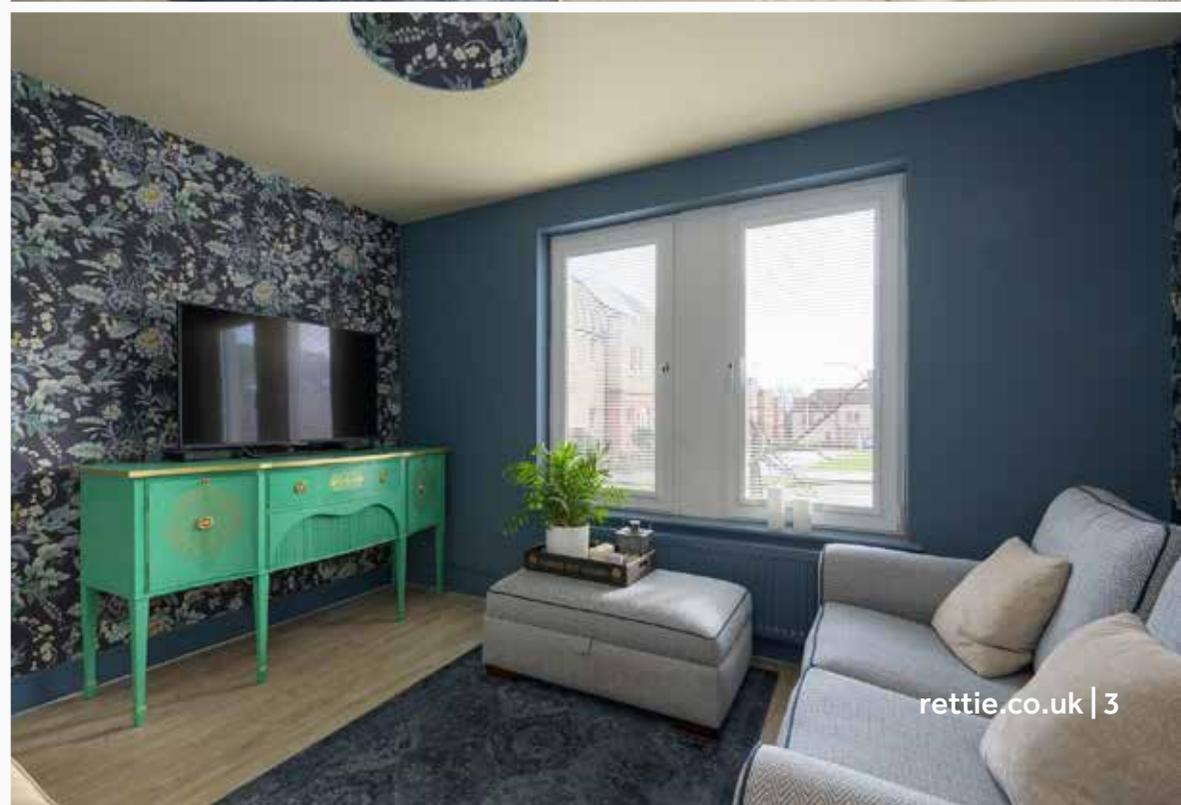
Ground Floor: Entrance Vestibule, Hall, Snug/Bedroom 5, Dining Kitchen, Utility/Boot Room and Cloakroom

First Floor: Landing, Sitting Room, Two Double Bedrooms and Family Bathroom

Second Floor: Landing, Principal Bedroom with Dressing Area and Ensuite Bathroom, Bedroom 4/Study

Garden: Fully enclosed rear garden with a patio terrace and stretch of lawn surrounded by herbaceous borders

Garage: A single garage adjoins the house with a private drive that allows parking for 2 vehicles with an electric car charging point



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 2/3  4/5  2

Situation

5 College Way is situated in the highly desirable village of Gullane – famous for its golf courses as well as its fantastic coastline. Positioned close to the High Street as well as the sandy beach at Gullane Bay, College Way 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.



Gullane has a lively mix of shops and retailers, with a Co-op and Margiotta grocery store, cafés, newsagents, an art gallery and six excellent hotel/restaurants including The Mallard, La Potiniere and the Bonnie Badger. The larger towns of North Berwick and Haddington both provide a wider variety of shops, supermarkets and leisure activities, 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 or North Berwick train stations, both of which are around four miles away.

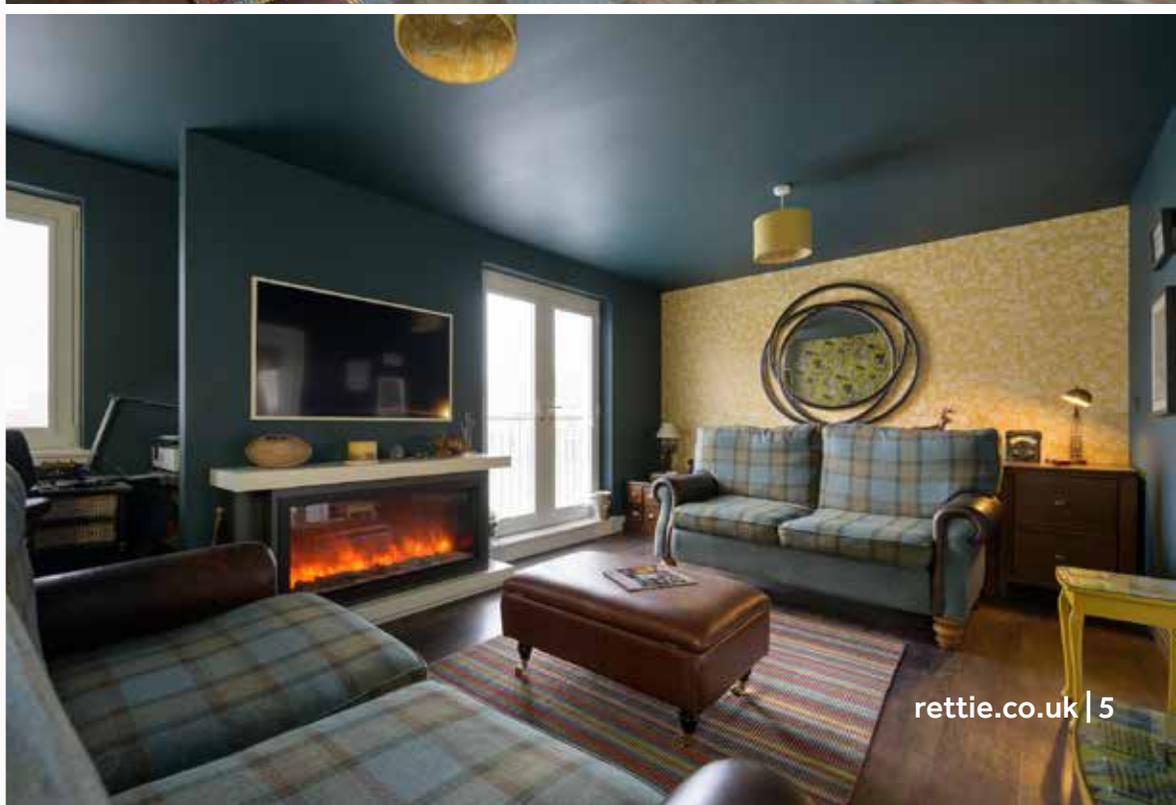
Accommodation

Built in 2019, 5 College Way is located within the popular CALA development which might usually be associated with contemporary living of a typical nature, however upon entering into this beautiful home, it is clear that the interiors are anything but typical. As interior designers, the current owners have taken a blank canvas and transformed this home into a colourful haven, offering a more traditional quality to this modern townhouse.

Set over three floors, the front door enters into an entrance vestibule with a storage cupboard to the right and an additional glazed door leading through into the hall. On the left is a snug/bedroom 5 that is elegantly decorated in soft blues together with a light fitting that compliments the floral feature walls, and on the right, a door leads directly into the adjoining garage.

To the rear of the house is the bright and spacious dining kitchen boasting a range of floor and wall mounted units together with various integrated appliances to include a double integrated oven, microwave, fridge freezer and dishwasher. There is ample space for a large dining table and chairs with windows overlooking the rear garden that include a door to the patio. Off the kitchen is also a utility/boot room with plumbing for a washing machine and tumble drier. Returning to the hall, there is a useful under stairs storage cupboard as well as a uniquely decorated cloakroom that features novel character patterned wallpaper.

Ascending the stairs to the first-floor landing, the spacious sitting room is boldly decorated in blues and yellows with a large Rayburn electric fire and two windows overlooking the green that incorporate a Juliet balcony. To the rear are two double bedrooms alongside a modern family bathroom with a shower over bath, wash basin and WC.



Ascending the stairs to the second-floor landing, the beautifully spacious principal bedroom has been elegantly decorated in soft greens and pinks with floral feature walls and a matching light fitting. A dressing area benefits from 'his & hers' wardrobes leading to a large ensuite bathroom incorporating a bath, separate shower, wash basin and WC. Bedroom 4 is situated to the rear which is currently being utilised as an interiors workspace but could also be used as a study.

Garden

To the rear of the property a fully enclosed garden features two patio areas with a stretch of lawn surrounded by herbaceous borders. A glazed door leads from the kitchen to the patio, providing a lovely area for alfresco dining and entertaining. The garden also benefits from an external power supply and water tap.

Garage

A single garage adjoins the house with an electric garage door and a battery for storing the electricity produced from the solar photovoltaic panels on the roof. There is also access to an unfloored loft above the garage as well as a door that leads directly into the entrance hall of the house. A private block paved driveway in front of the garage provides parking for two vehicles which also benefits from an electric car charging point and a pedestrian gate into the garden leading to the kitchen door.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents.

Services

Mains water, electricity, gas and drainage. There is a hybrid gas central heating system incorporating an air source heat pump. Solar photovoltaic panels on the roof generate electricity for the home as well as for the grid.

Factoring

Ross & Liddel maintain the development's communal grounds, with the monthly maintenance charge understood to be circa £12.50 pcm

EPC Rating

Band B

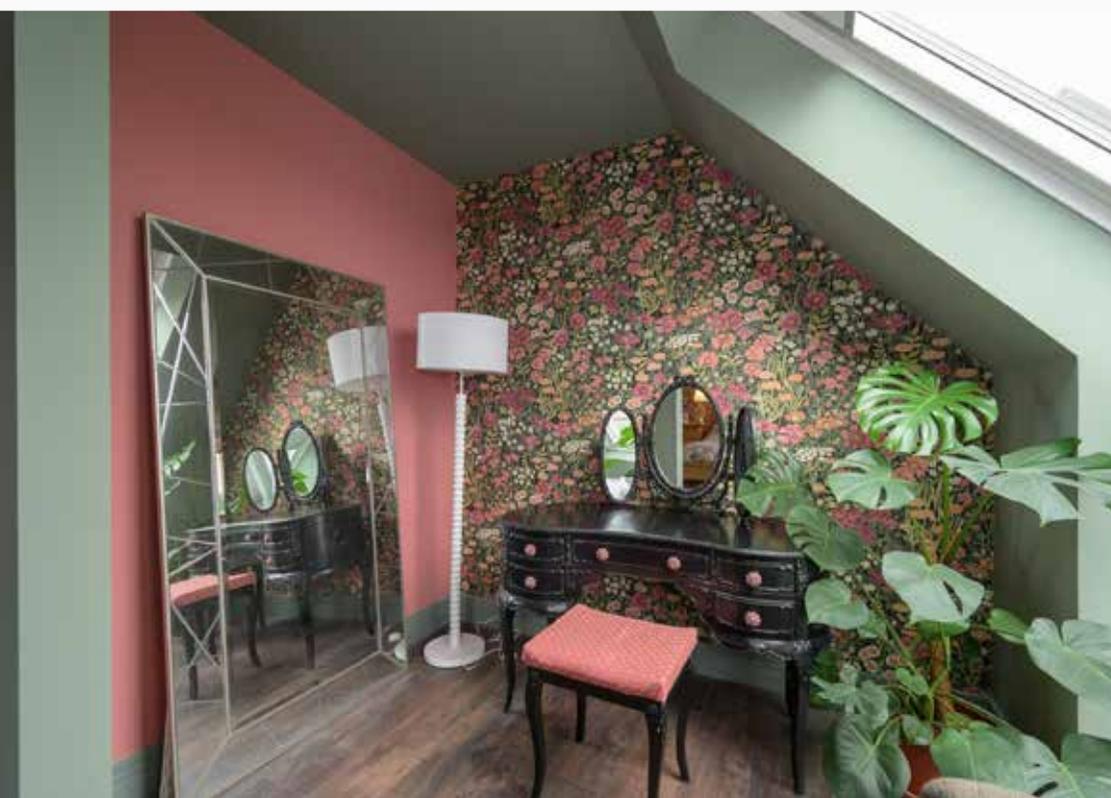
Council Tax

Band F

Fixtures and Fittings

All integrated appliances, light fittings, carpets and blinds are included in the sale.





Directions

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

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:

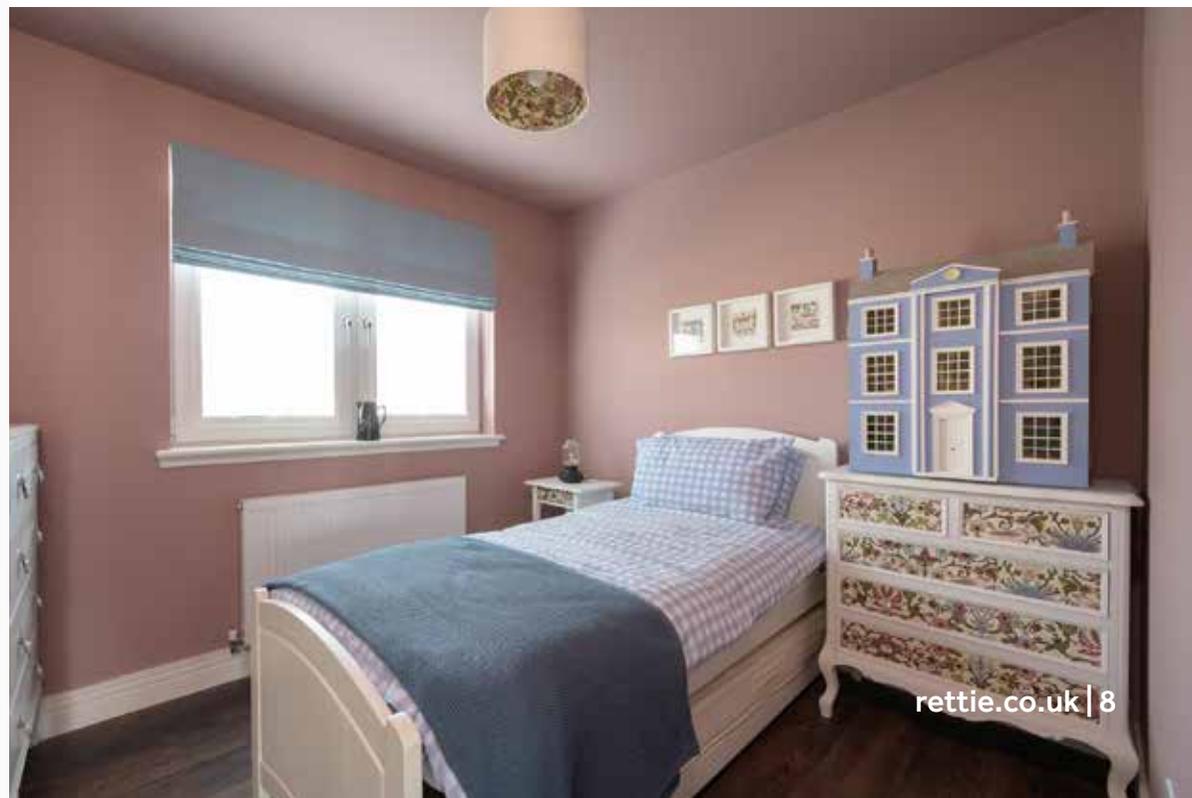
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

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:

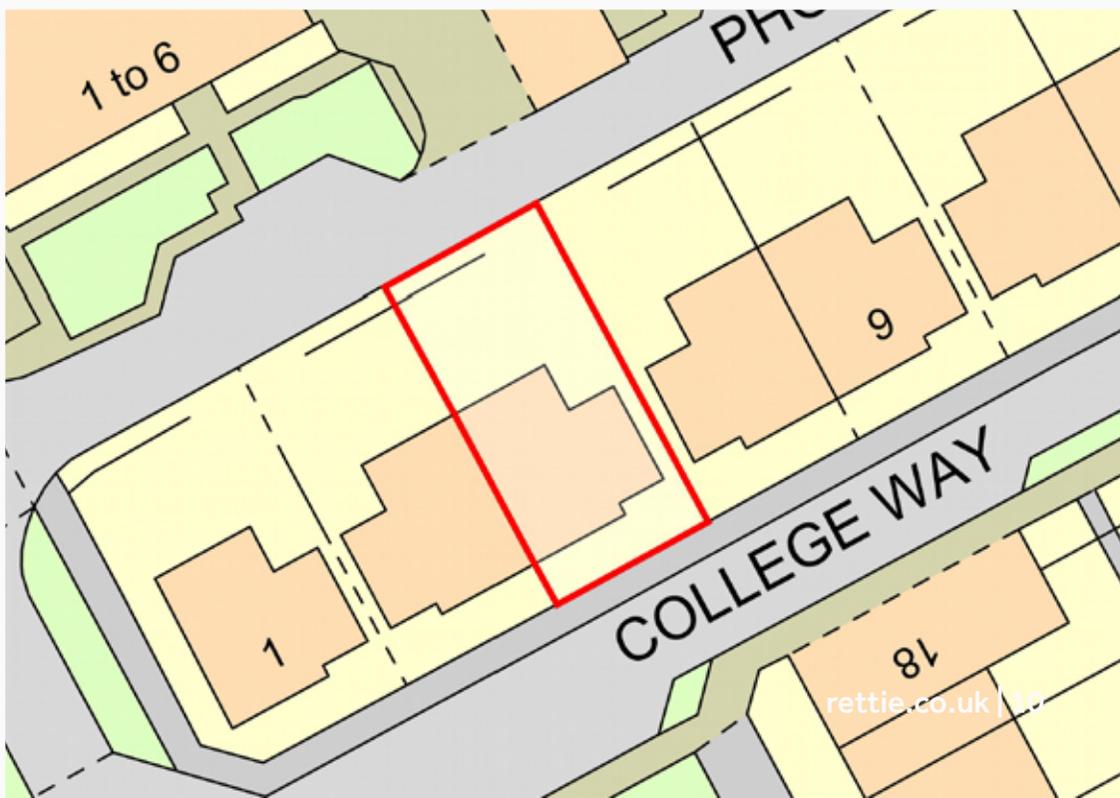
Rettie & Co, their clients, and any joint agents give notice that:

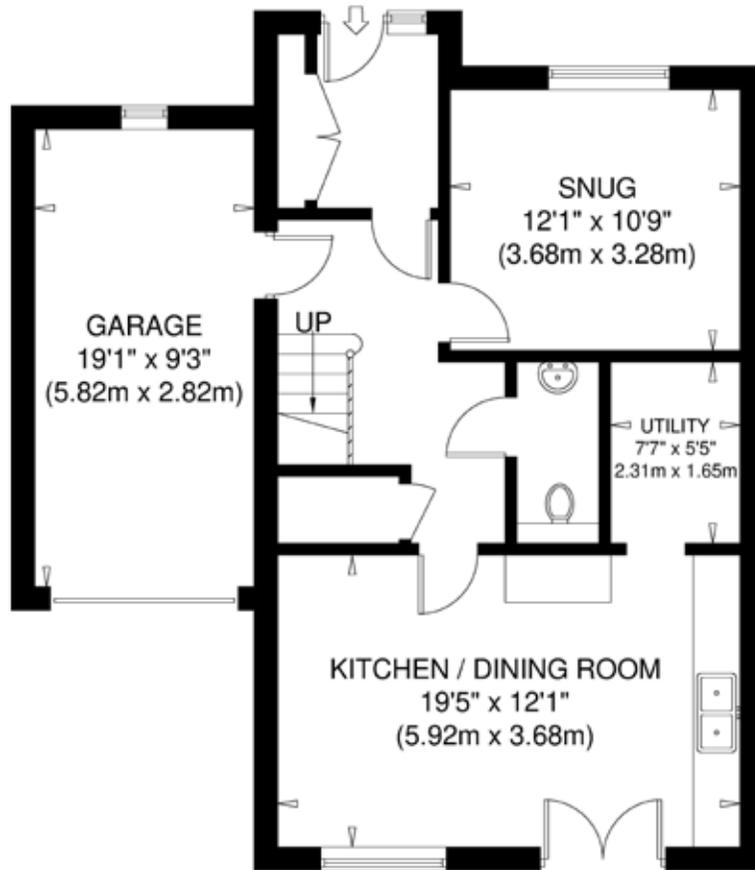
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement 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.

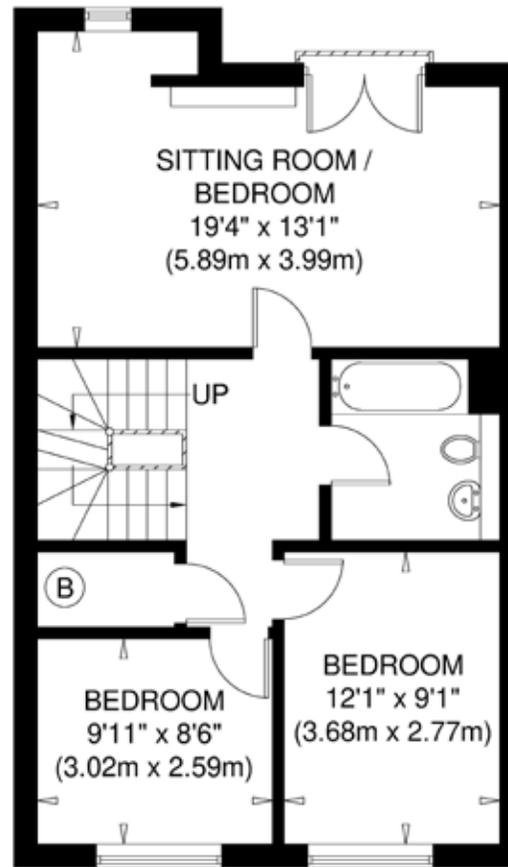
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.



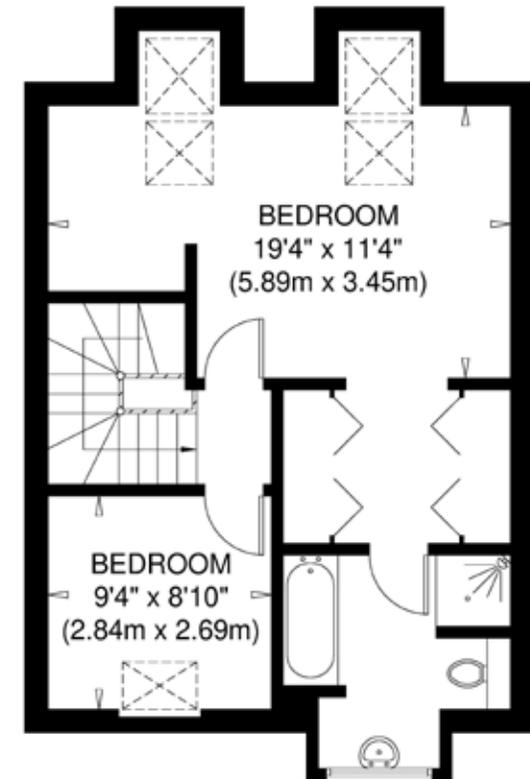




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 76.0 SQ M / 818 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 58.1 SQ M / 625 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 48.4 SQ M / 521 SQ FT

COLLEGE WAY
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 182.5 SQ M / 1964 SQ FT

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

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RETTIE

-  0131 624 4183
-  mail@rettie.co.uk
-  11 Wemyss Place
Edinburgh
EH3 6DH