



## 6 THE ROWANS

*Gullane, East Lothian, EH31 2DU*



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**A charming three-bedroom bungalow set within private garden grounds, featuring a single garage, and ideally located close to Gullane's amenities while remaining within easy commuting distance of Edinburgh.**

North Berwick 4.6 miles, Longniddry 6.6 miles, Edinburgh 20.8 miles, Edinburgh Airport 29.3 miles (All distances are approximate).

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### Accommodation:

**Ground Floor:** Entrance Hall, Sitting-Dining Room, Kitchen, Conservatory, Principal Bedroom, Double Bedroom, Single Bedroom and a Family Bathroom.

**Garden:** A beautiful front and rear garden, predominantly laid to lawn with herbaceous borders. The rear garden offers a paved patio area perfect for alfresco dining and also benefits from an assortment of productive fruit trees.

**About:** 0.15 Acres



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### Situation:

Situated in the highly sought-after coastal village of Gullane, the property enjoys an enviable setting within easy reach of an excellent range of local amenities, including independent shops, cafés, and highly regarded restaurants. The village is renowned for its beautiful sandy beaches and world-class golf courses, most notably Muirfield, as well as the neighbouring courses at Gullane Golf Club. For commuters, the area offers convenient access to Edinburgh via regular bus and rail links from nearby Drem, making it an ideal location for those seeking a balance between coastal living and city accessibility.

### General Description:

6 The Rowans is approached via a shared access road arriving to a private driveway at the side of the house, providing parking for up to three cars in front of the single garage. Set back from the road, the property enjoys a peaceful, sheltered position behind a front garden that is predominantly laid to lawn, bordered by mature hedging and enhanced by a charming cherry tree.

The house is a detached bungalow with a rendered façade beneath a tiled roof and benefits from partial double glazing, although the property has been well kept there is an exciting opportunity for the incoming purchaser to modernise and extend (subject to obtaining the necessary consents). Double storm doors open into an entrance vestibule, leading through to a welcoming hallway that provides access to the principal accommodation.

The sitting room is generously proportioned and arranged in an L-shape, filled with natural light from dual-aspect windows overlooking the front and side gardens. The main seating area features an electric fire, while the adjoining space has previously served as a dining area. A pocket door leads through to the kitchen/breakfast room, which is fitted with a range of wall and base units. A window looks into the adjoining conservatory, and the kitchen is equipped with a sink, an oven, and a four-ring gas hob. There are three useful cupboards: one housing the hot water cylinder, another providing shelving and accommodating the gas boiler, and a third containing the electricity meters.

A door opens into the conservatory, a delightful space overlooking the rear garden and ideal for enjoying the surrounding views. From the kitchen, an inner hall leads to the bedrooms. The principal bedroom overlooks the front garden and benefits from two built-in cupboards and secondary glazing. The second bedroom is a well-proportioned double with a built-in wardrobe and views over the rear garden, while the third bedroom, also overlooking the rear garden, includes two built-in cupboards.

The accommodation is completed by a family bathroom fitted with a bath and overhead shower, WC, and wash hand basin, along with a separate hall cupboard providing additional shelving and storage.



### Garden:

The rear garden is predominantly laid to lawn and features a raised paved patio area, perfect for al fresco dining. A colourful herbaceous border showcases a variety of mature plants and shrubs, while the garden also includes two pear trees, an apple tree, and additional cooking apple trees to the rear.

### Garage:

The single garage, matching the house with its rendered façade and tiled roof, provides further storage or parking.

## 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 2DU.

### 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 gas, electricity, drainage and water.

### Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620827827

### Council Tax

Band E

### EPC Rating

Band D.

### 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.

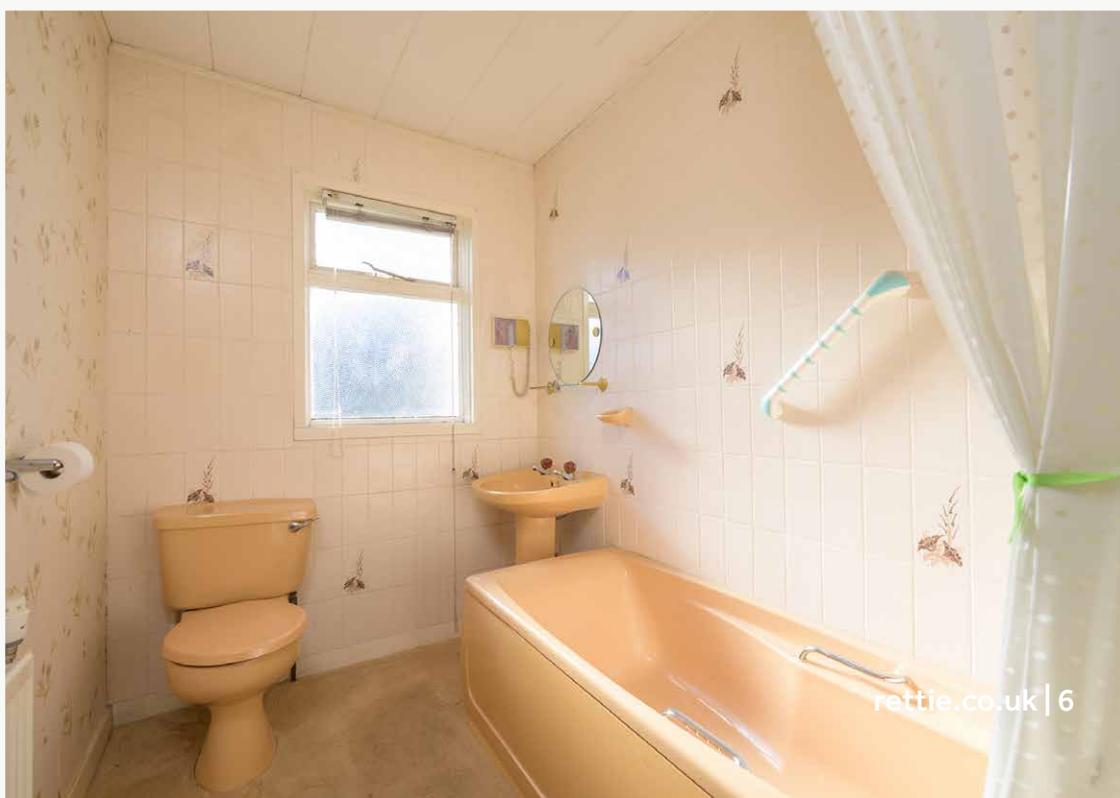
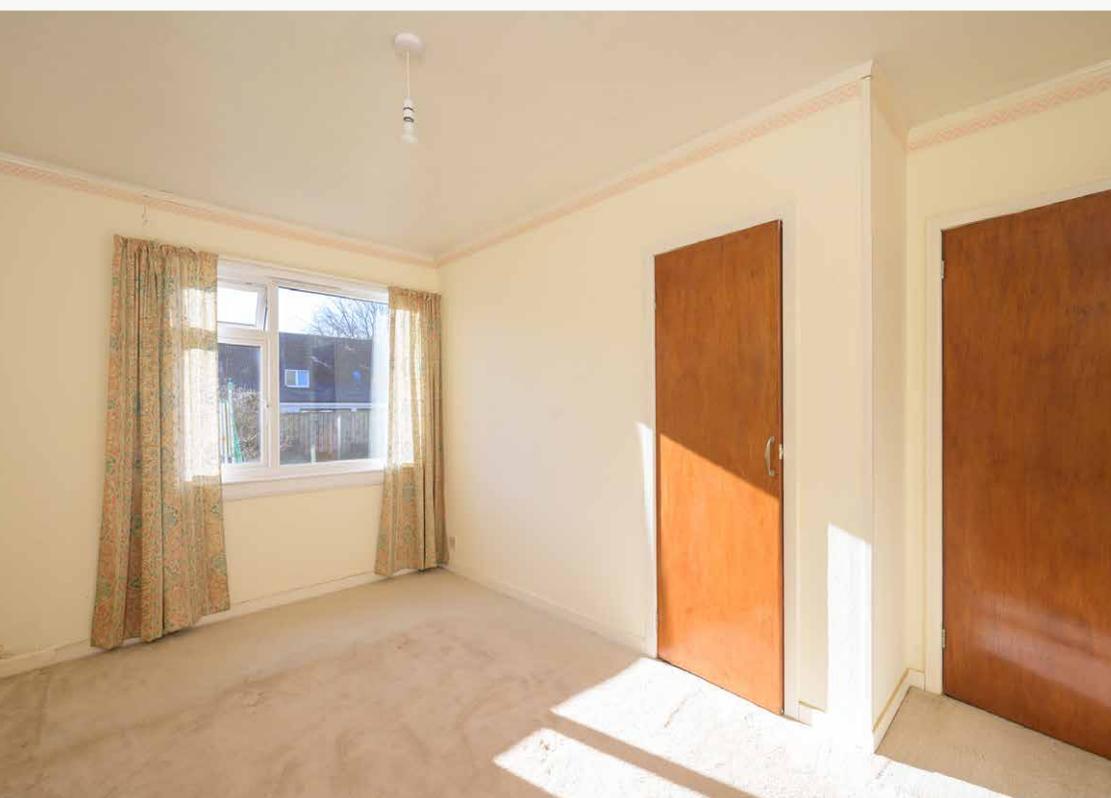
### Servitude Rights, Burdens & Wayleaves

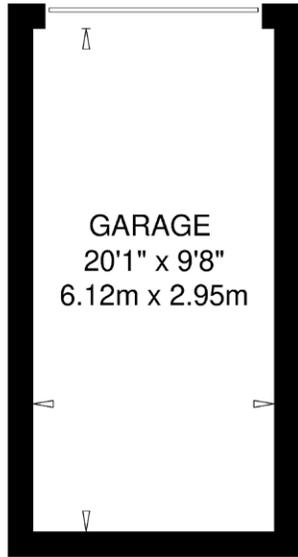
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes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

### Particulars and Plans

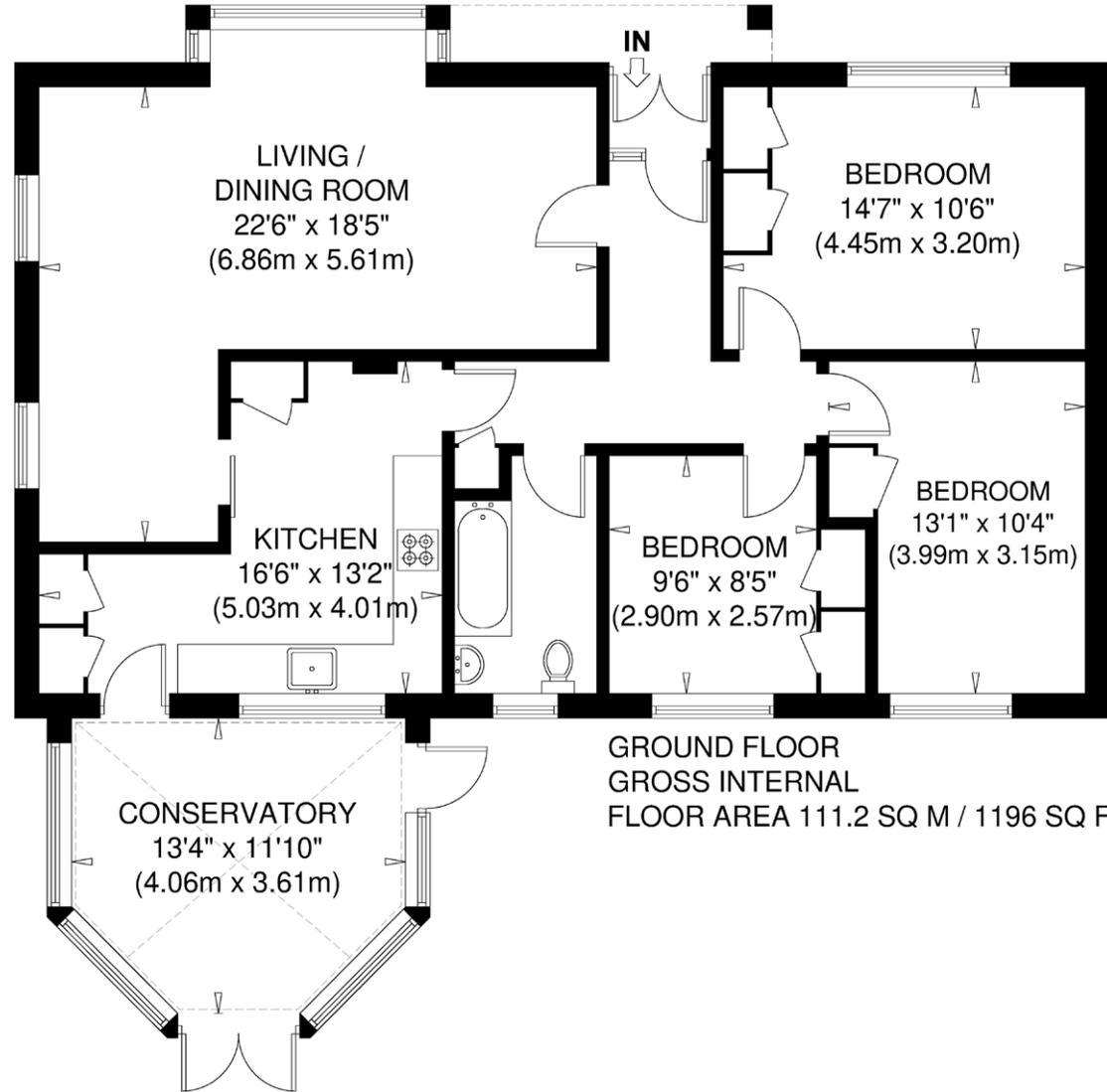
These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.







GARAGE  
GROSS INTERNAL  
FLOOR AREA 18 SQ M / 193 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 111.2 SQ M / 1196 SQ FT

THE ROWANS  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 111.2 SQ M / 1196 SQ FT  
GARAGE FLOOR AREA = 18 SQ M / 193 SQ FT  
COMBINED FLOOR AREA = 129.2 SQ M / 1389 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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### Websites and Social Media

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





**RETTIE**

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