



## THE LODGE

*Main Street, Gullane, East Lothian EH31 2AS*



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**A stunning 4-bedroom detached family home in the highly desirable village of Gullane, with stylish interiors, a beautiful garden and within close proximity to Gullane Beach**

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

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### Accommodation:

**Ground Floor:** Entrance Vestibule, Hall, Principal Bedroom with Ensuite Shower Room, Double Bedroom 2 with Ensuite Shower Room, Double Bedrooms 3 & 4 and a Family Bathroom

**First Floor:** Landing, Open Plan Kitchen/Dining/Living Room, Sitting Room, Dining Room/Bedroom 5 and a Utility Room/Cloakroom with WC

**Garden:** A well maintained garden surrounds the property with a stretch of astroturf lawn to the rear that incorporates a timber summerhouse/shed, together with a patio terrace to the front and a block paved driveway.

**About 0.11 acres**



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### Situation

The Lodge is situated in the highly desirable village of Gullane – famous for its array of superb golf courses as well as its fantastic coastline. Set back from the High Street, The Lodge is conveniently positioned close to a variety of amenities as well as the beach, and offers a pleasant outlook towards the golfing green – a situation that makes 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, 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

The Lodge is a very attractive detached 4-bedroom family home consisting of white rendered walls under a slate roof with black painted windows and a Tudor-style timber framed front that gives the house an elegant finish. Built in c.1990, the property offers bright, spacious accommodation over two floors with the kitchen and living areas on the first floor which allow for lovely views over Gullane throughout the day, whilst the bedrooms and bathrooms reside on the ground floor.





The open plan kitchen/living room no doubt forms the heart of the home and benefits from four triple aspect windows that allow through plenty of natural light. The modern kitchen offers stylish wall and floor mounted units that encompass various integrated Neff appliances to include a wine fridge, induction hob with integrated extractor fan, double oven, dishwasher, larder fridge and separate freezer. The large island to the centre encompasses a sink with an instant hot water tap alongside a breakfast bar to one side. To the other end of the room resides a lounge area with ample space for sofas or a dining table, providing a great family space.

The spacious sitting room, with triple aspect windows and views towards the golfing green, offers a wonderfully bright space for relaxing or entertaining and incorporates a separate study area to one side with additional access from the landing. The adjacent dining room could also be utilised as an additional 5th bedroom, offering dual aspect windows overlooking the rear garden and integrated storage cupboards/wardrobes to one end. A utility room next door benefits from further floor mounted units that incorporate a Hotpoint washer drier as well as a WC with washbasin.

Descending the stairs to the ground floor, the bright, spacious dual aspect principal bedroom boasts a wall of integrated wardrobes as well as a sleek ensuite shower room. Another large double bedroom offers a chic monochrome ensuite shower room, and two further double bedrooms both benefit from integrated wardrobes. Bedroom 4 is currently being utilised as a spacious study and also benefits from French doors out to the rear garden.

The family bathroom offers a stylish freestanding bathtub alongside a walk-in shower, wash basin and WC, whilst a walk-in cloaks cupboard adjacent and an entrance vestibule to the driveway completes the accommodation on the ground floor and provides useful storage for outdoor clothing and equipment.

### Garden

A well-maintained garden surrounds the property and offers a stretch of low maintenance astroturf lawn to the rear with direct access from the study / bedroom 4. A neat pathway bordered by gravel leads from the rear to the front of the house with climbing roses and a variety of blossoming fruit trees to include apple and pear interspersed by topiary bushes. A south facing patio terrace to the front provides an additional area for alfresco dining with a wall of mature bamboo that provides privacy from the neighbouring property. The whole garden feels incredibly private bordered by tall mature hedges, stone walls and timber fencing.

To the rear of the house a painted timber summerhouse benefits from double glazing and is supplied with electricity, therefore it could be utilised as an external home office. An adjoining garden store also provides additional storage for tools and equipment.

A private bloc paved driveway provides parking for at least 4 cars, with access through a neighbouring car park and shared electric gates leading off Gullane main street.





## GENERAL REMARKS AND INFORMATION

### Viewing

Viewing is strictly by appointment with the selling agents.

### Services

Mains gas, electricity, water and draining.

### Communal Charge

£50 per annum towards the servicing of the communal electric gates.

### EPC Rating - Band C

### Council Tax - Band G

### Fixtures and Fittings

All white goods, 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 2AS

### 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](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).





### 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.

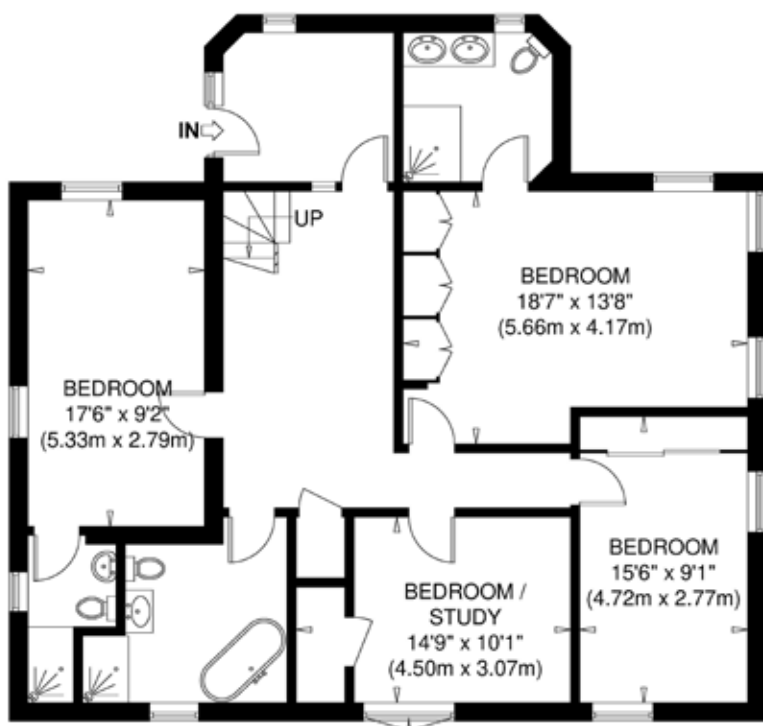
### Important Notice:

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

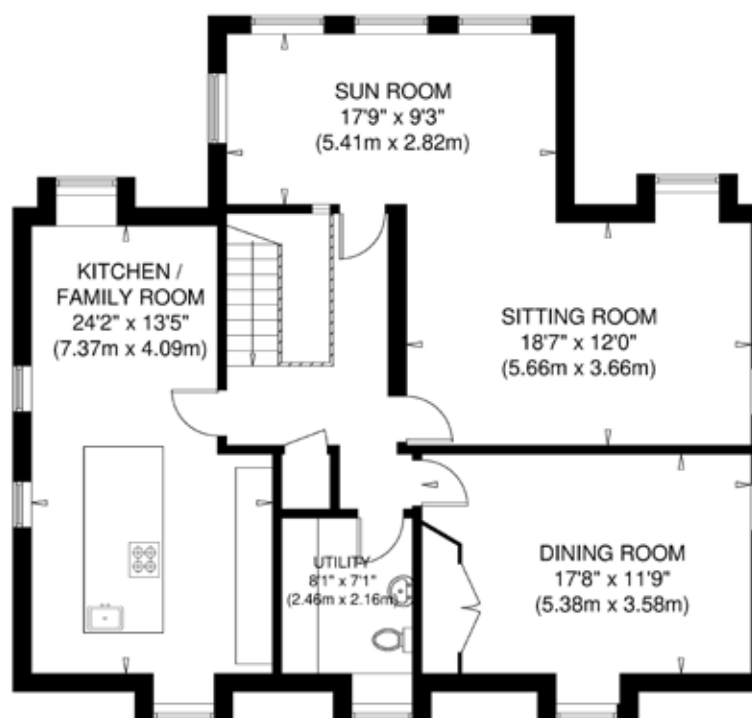
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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



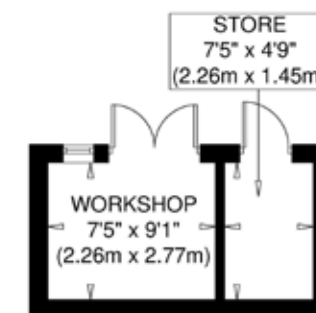




GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 112.5 SQ M / 1210 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 106.4 SQ M / 1145 SQ FT



OUTBUILDING  
GROSS INTERNAL  
FLOOR AREA 9.8 SQ M / 105 SQ FT

THE LODGE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 218.9 SQ M / 2355 SQ FT  
OUTBUILDING AREA = 9.8 SQ M / 105 SQ FT  
TOTAL AREA = 228.7 SQ M / 2460 SQ FT

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

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### 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.

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### RETTIE

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