



FAIRWAYS

6A The Hawthorns, Gullane, East Lothian, EH31 2DZ





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An exceptional and recently completed home by multi award winning Lorn Macneal Architects overlooking Muirfield Golf Course.

Rarely does such a remarkable contemporary family home become available to the market. Fairways occupies a wonderful plot on a quiet residential street just a stroll from Gullane Beach and Main Street. It is unrivalled in its breath-taking panoramic views overlooking Muirfield Golf Club, regarded as one of the world's top courses and revered Open Championship venue, as well as views beyond over the Firth of Forth and Fife coastline.

Accommodation:

Ground Floor: Entrance Hall, Principal Bedroom with En Suite Bathroom, Two further Double Bedrooms with En Suite Shower Rooms, Fourth Bedroom/Study and a Utility Room.

First Floor: Open Plan Living-Dining-Kitchen, Drawing Room and a Double Bedroom with En Suite Shower Room.

Garden: An attractive and easily maintained garden, with a secluded dining patio for entertaining on warm summer evenings. There is a further terrace overlooking the golf links

Garage Building: A double garage and workshop on the ground floor and ancillary space above.



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DESCRIPTION

This extraordinary property was recently shortlisted for the Scottish Home Design Awards, which is no surprise given its stunning contemporary design, eco credentials, and its precise attention to detail.

The stunningly designed double-height living areas are located on the upper floor, it not only encapsulates the outward views but ensures a lavish entertaining space, perfect for summer soirees or for cosy evenings in front of the log burning fire. The spacious main living area has an open plan fully integrated designer kitchen with quartz worktops, with a more private light bright and attractive drawing room off.

All four bedrooms are en-suite, ensuring privacy for any guests, with the spacious master suite with hand crafted fitted wardrobes, and in addition its own dressing room or study off for added convenience. A well fitted utility room with back door offers a boot room and golf club storage space.

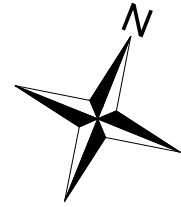
There is in addition separate garage building, with secure garaging for two cars, a workshop area, and ancillary space above.

The attractive and easily maintained garden, featuring a wonderful cherry tree, has a secluded dining patio for entertaining on warm summer evenings. There is a further terrace overlooking the golf links and off-street parking for 3 vehicles.







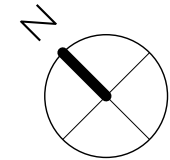


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 116.1 SQ M / 1249 SQ FT

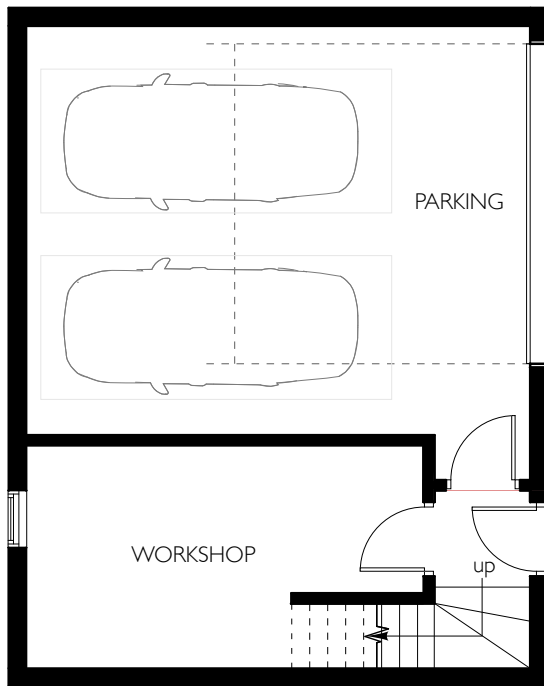
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 86.8 SQ M / 934 SQ FT

FAIRWAYS, 6A THE HAWTHORNS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 202.9 SQ M / 2183 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

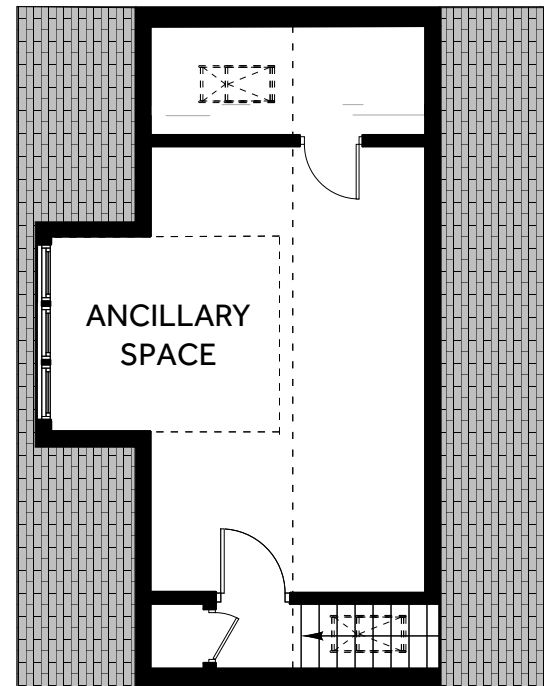
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6A FAIRWAYS, THE HAWTHORNS GARAGE BLOCK



GROUND FLOOR
GROSS INTERNAL FLOOR AREA =
62 SQ M / 667.36 SQ FT



FIRST FLOOR
GROSS INTERNAL FLOOR AREA =
30 SQ M / 322.92 SQ FT

APPROX GROSS INTERNAL FLOOR AREA = 92
SQ M / 990.28 SQ FT



The house has been designed to ensure low maintenance, and environmentally it is highly energy efficient benefitting from solar gain, solar voltaic panels and sedum grass roofs

Fairways is a jewel in the heart of this tranquil haven and defines an extraordinary masterclass in creative design crafted by the award-winning Lorn Macneal Architects <https://lornmacneal.co.uk/> It will surely become a truly coveted home.

SITUATION

Rarely does such a remarkable contemporary family home become available to the market. Fairways occupies a wonderful plot on a quiet residential street just a stroll from Gullane Beach and Main Street. It is unrivalled in its breath-taking panoramic views overlooking Muirfield Golf Club, regarded as one of the world's top courses and revered Open Championship venue, as well as views beyond over the Firth of Forth and Fife coastline.

Gullane is a charming and popular village, well recognised for its sandy beaches, and walks, and in the epi centre of a golfing haven boasting an astonishing twelve great golf courses within ten miles.

The village has a good mix of local shops, restaurants and hotels including the award-winning The Bonnie Badger, recently re-opened Mallard Hotel and The Main Course. Nearby larger local towns including North Berwick and Haddington provide additional supermarkets, butchers and grocers. Gullane has its own medical centre, dental practice and primary school, and is in the catchment for North Berwick High School.

The town is approximately 20 miles east of Edinburgh and can be accessed within approximately 25 minutes using a fast train service from nearby Drem. Edinburgh Airport is 29 miles.

GENERAL REMARKS

Viewings

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Services

Mains water, gas, electricity and drainage.

Local Authority & tax band

Fairways is in East Lothian and being recently completed, has not yet been assessed for Council Tax.

Fixtures & Fittings

Integrated white goods, light fittings and fitted floor coverings are to be included within the sale. Some furniture and art work may be available by separate negotiation.

Solicitors

Morton Fraser MacRoberts, Edinburgh.



Conservation area

Fairways is located within the Gullane conservation area.

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.

RETTIE

📞 0131 624 4183

✉️ mail@rettie.co.uk

🏠 11 Wemyss Place
Edinburgh
EH3 6DH

