



47 HOPETOUN TERRACE
Gullane, East Lothian EH31 2DD



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A charming 2/3-bedroom detached house, on a large corner plot, in the highly desirable village of Gullane, with a beautifully maintained garden, double garage 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)

Summary of Accommodation

Ground Floor: Entrance Vestibule, Hall, Sitting Room, Dining Room/Double Bedroom 3, Dining Kitchen, Conservatory, Double Bedroom, Shower Room, Utility Room and a Store Room

First Floor: Landing, Principal Bedroom with Ensuite Bathroom

Garden: A beautiful, mature garden surrounds the property with a large stretch of lawn surrounded by colourful herbaceous borders and various sun terraces.

Garage: Double garage with private driveway

Plot: Potential to extend or build separate dwelling within garden (subject to obtaining planning permission)

About 0.25 acres



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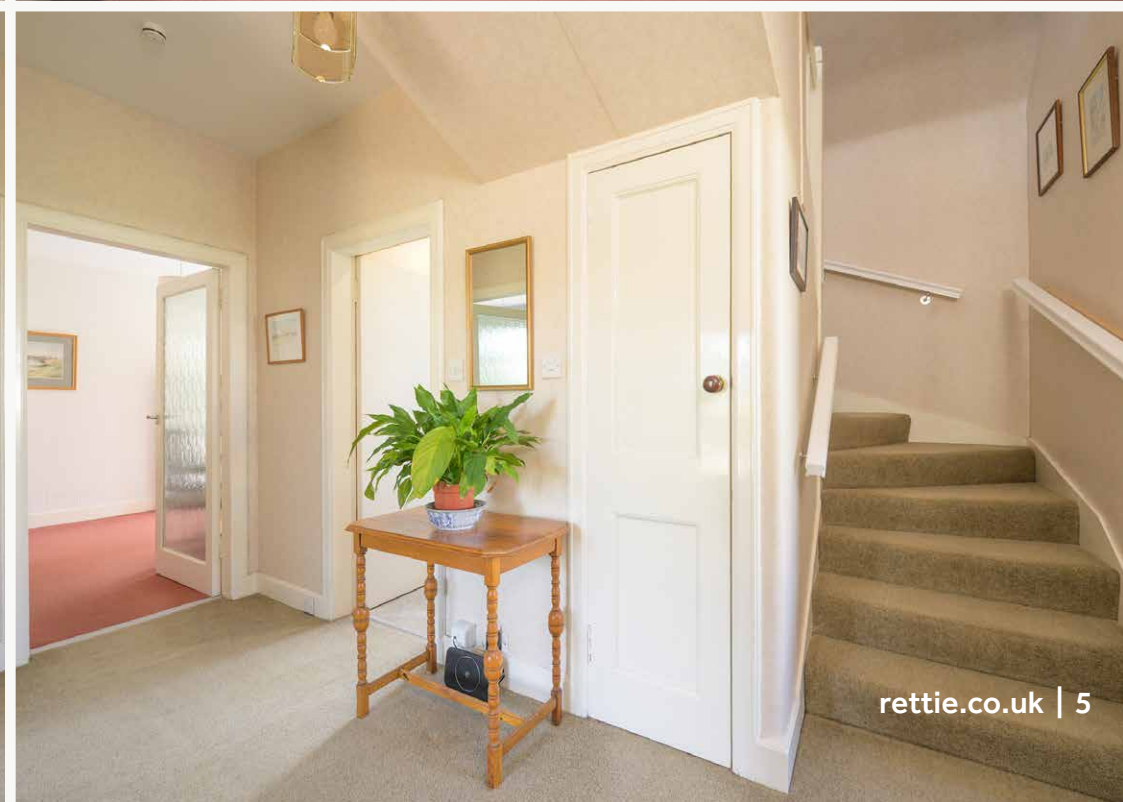
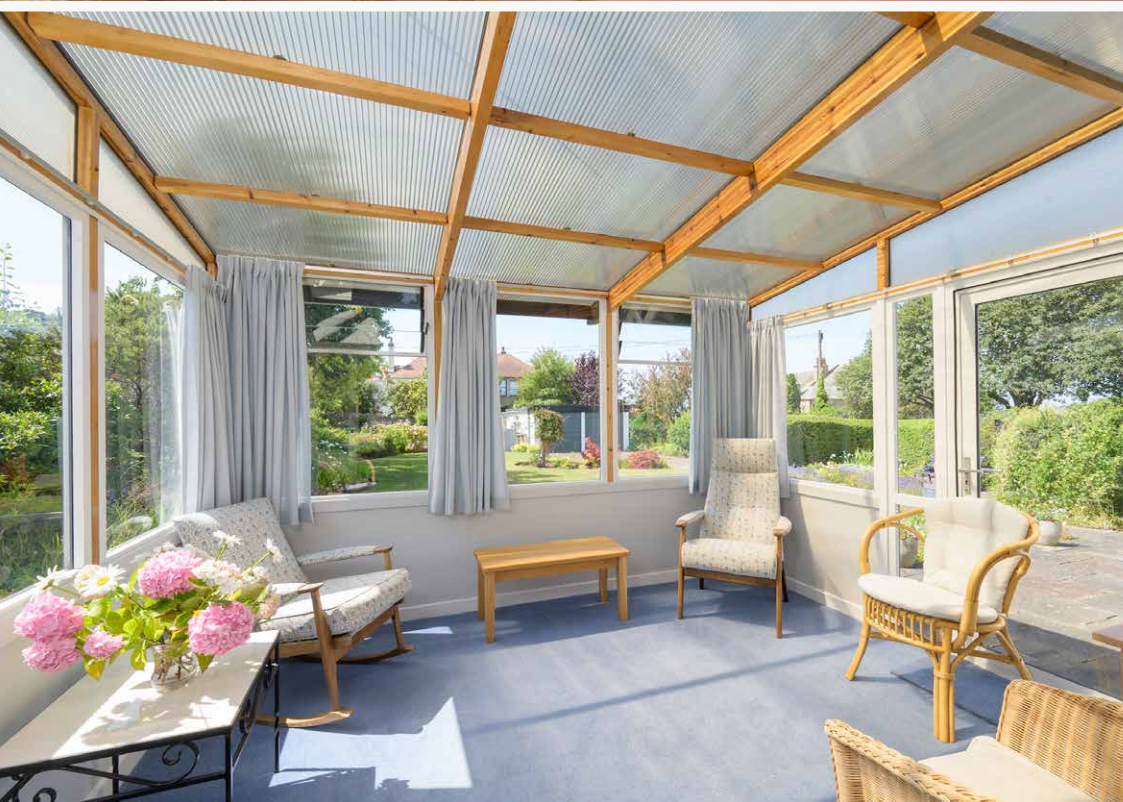
Situation

Hopetoun Terrace is situated in the highly desirable village of Gullane – famous for its array of superb golf courses as well as its fantastic coastline. Set along a quiet residential street, 47 Hopetoun Terrace is conveniently positioned within walking distance of both Gullane High Street and the beach – 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 Muirfield and Luffness. Archerfield and the Renaissance Club are within 2 miles and there are a further 13 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 Margiotta and Co-op grocery stores, cafés, newsagents, an art gallery and six excellent hotel/restaurants including The Mallard, La Potiniere, The Old Clubhouse 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, bowling 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, North Berwick and Longniddry train stations, which are all between 4 - 6 miles away with parking. There is also a good bus service to Edinburgh, North Berwick and the surrounding area.

Accommodation

47 Hopetoun Terrace is a very attractive 2/3-bedroom detached house of traditional design consisting of white rendered walls under a red pantile roof that benefits from a beautifully maintained surrounding garden. Positioned within a generous corner plot spanning Hopetoun Terrace and Erskine Road, there might also be the potential to extend the current footprint of the home or build a separate dwelling within the garden that could utilise access from the current driveway entrance (subject to planning).

Upon entering the property, the bright hallway provides access to all the principal rooms on the ground floor. The sitting room benefits from dual aspect windows, to include a lovely large bay window overlooking the front garden which bathes the room in natural light. A central, low-maintenance electric fireplace also provides a focal point to the room with an attractive marble surround.

The dining room/bedroom 3 has ample space for a formal table and chairs alongside French windows leading into a bright and sunny south-west facing conservatory that overlooks the rear garden. A further door leads from the conservatory out to a patio terrace making this a wonderful space for entertaining.

The dining kitchen is fitted with a range of wall and floor mounted units that incorporate a tall free-standing fridge freezer, electric cooker and a washing machine. In addition, an adjacent utility room benefits from a tumble drier and freezer, with a large walk-in storeroom opposite that houses the gas Vaillant boiler. A rear door provides direct access to the garden and garage/driveway.

The house benefits from having a downstairs double bedroom in addition to a downstairs shower room, which might suit those who require single storey living, whilst a staircase ascends from the hall to the first-floor principal bedroom that benefits from deep integrated wardrobes and a large ensuite bathroom that also offers generous eaves storage.

Garden

The gardens surrounding 47 Hopetoun Terrace are a real asset to the property; beautifully maintained with a large stretch of lawn to the rear surrounded by colourful herbaceous borders, mature trees and shrubs. There are various patio terraces to both the front and rear of the property, allowing multiple spots for alfresco dining and entertaining. There is a greenhouse with a vegetable patch to the far corner, and the perimeter is fully enclosed by mature hedging, making it feel incredibly private.

In addition, Gullane Beach is less than a 10-minute walk from the property via a footpath over Gullane Bents – perfect for those who enjoy water sports or for those with dogs and children.

Garage & Driveway

A detached double garage resides at the bottom of the garden to the rear of the property that is supplied with electricity. A private tarmac driveway in front of the garage is accessed through wrought iron gates from Erskine Road with parking for 2-3 vehicles. There is also additional unrestricted street parking along Hopetoun Terrace.

GENERAL REMARKS AND INFORMATION

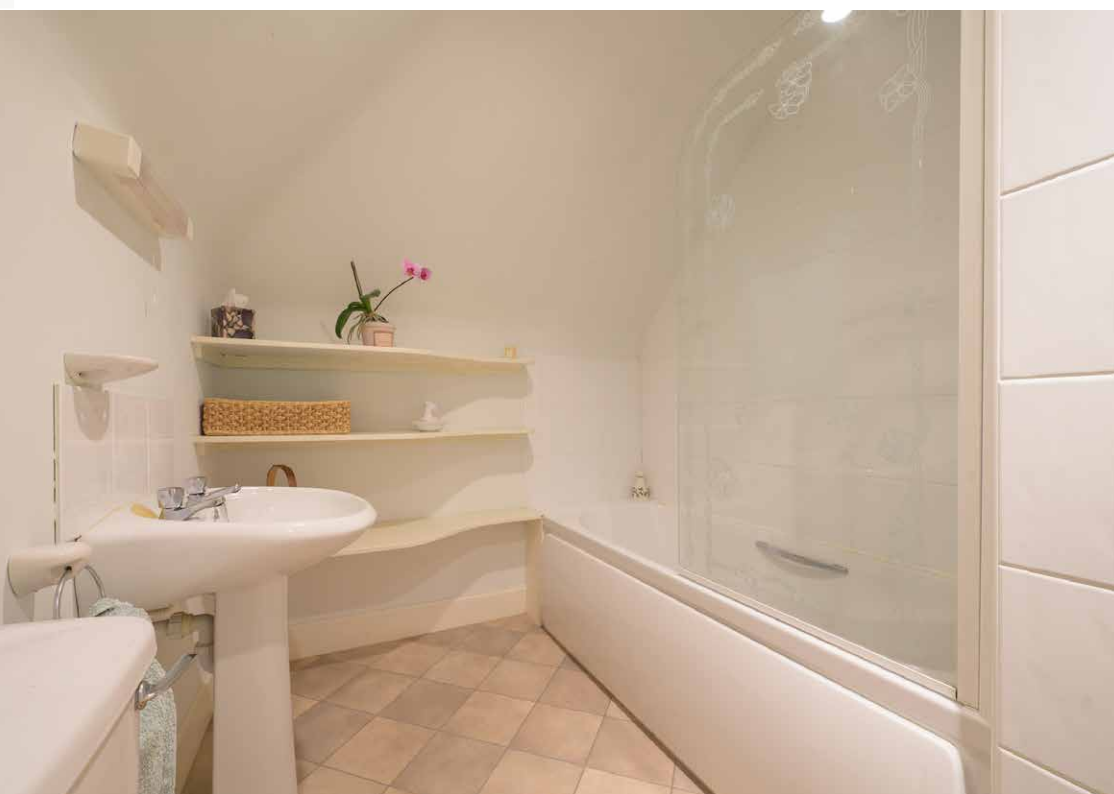
Viewing

Viewing is strictly by appointment with the selling agents.

Services

Mains gas, electricity, water and drainage





EPC Rating

Band D

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 2DD

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:

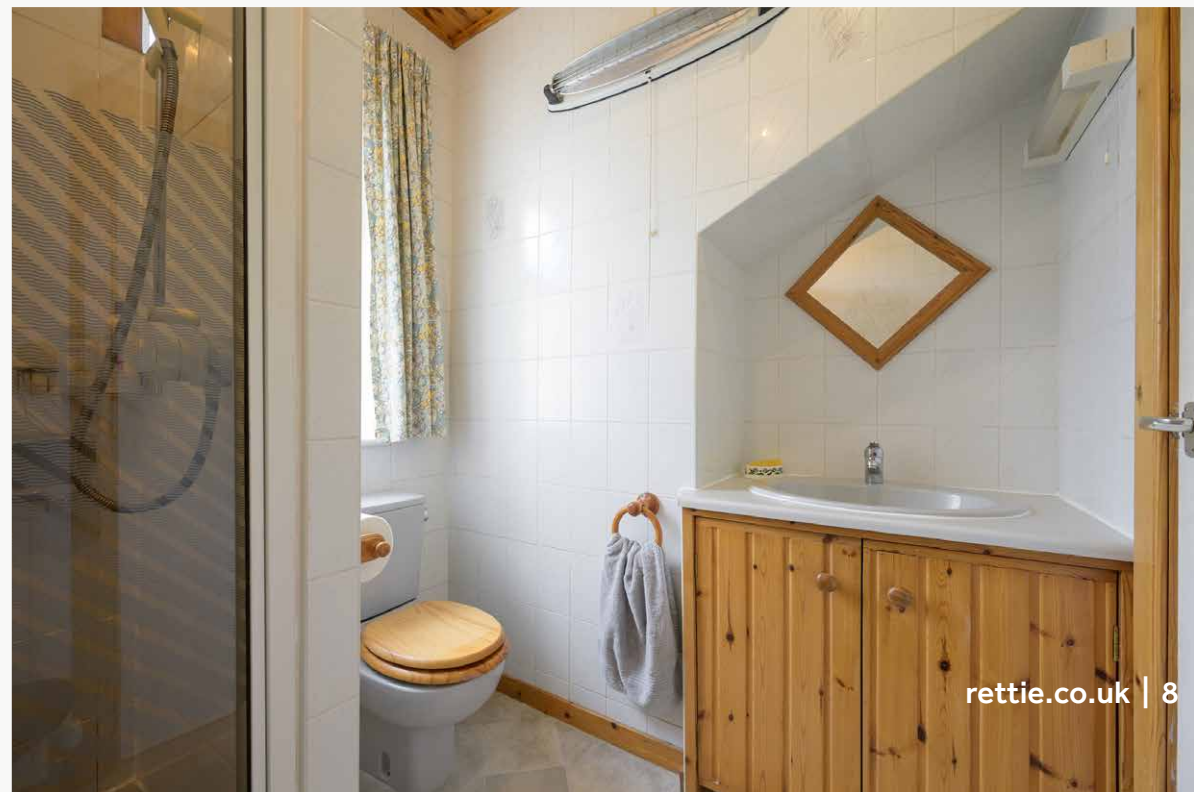
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

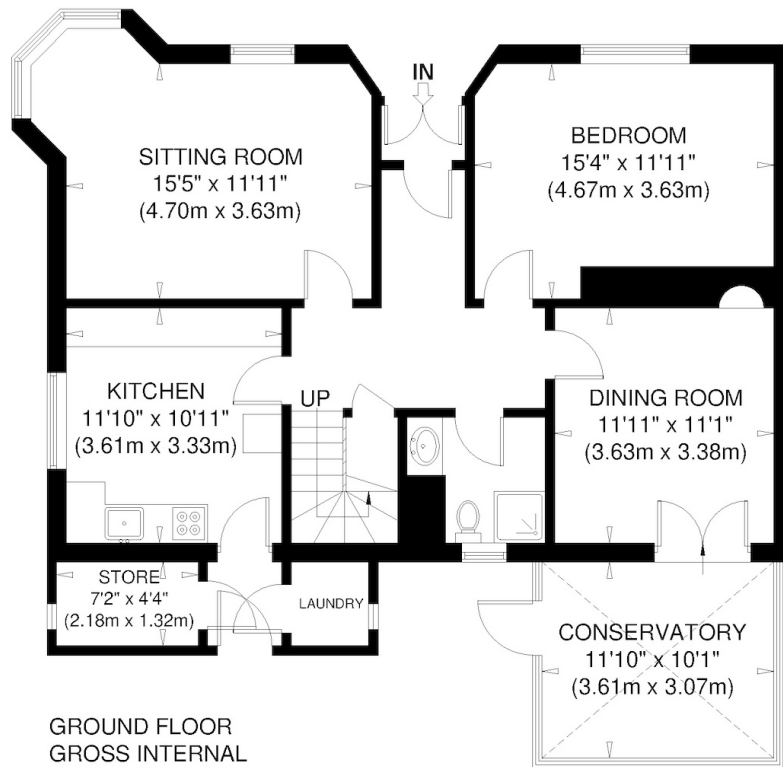
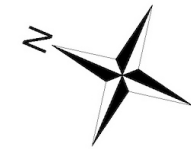
Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order 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:

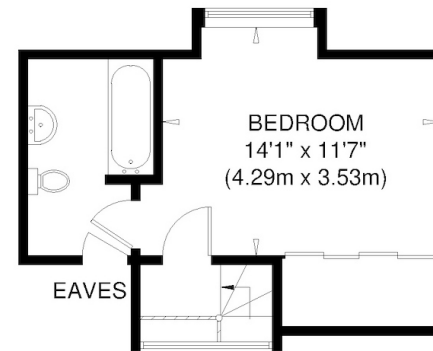
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes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



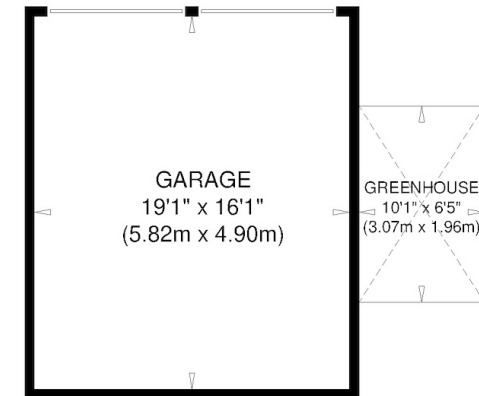




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 101.9 SQ M / 1097 SQ FT

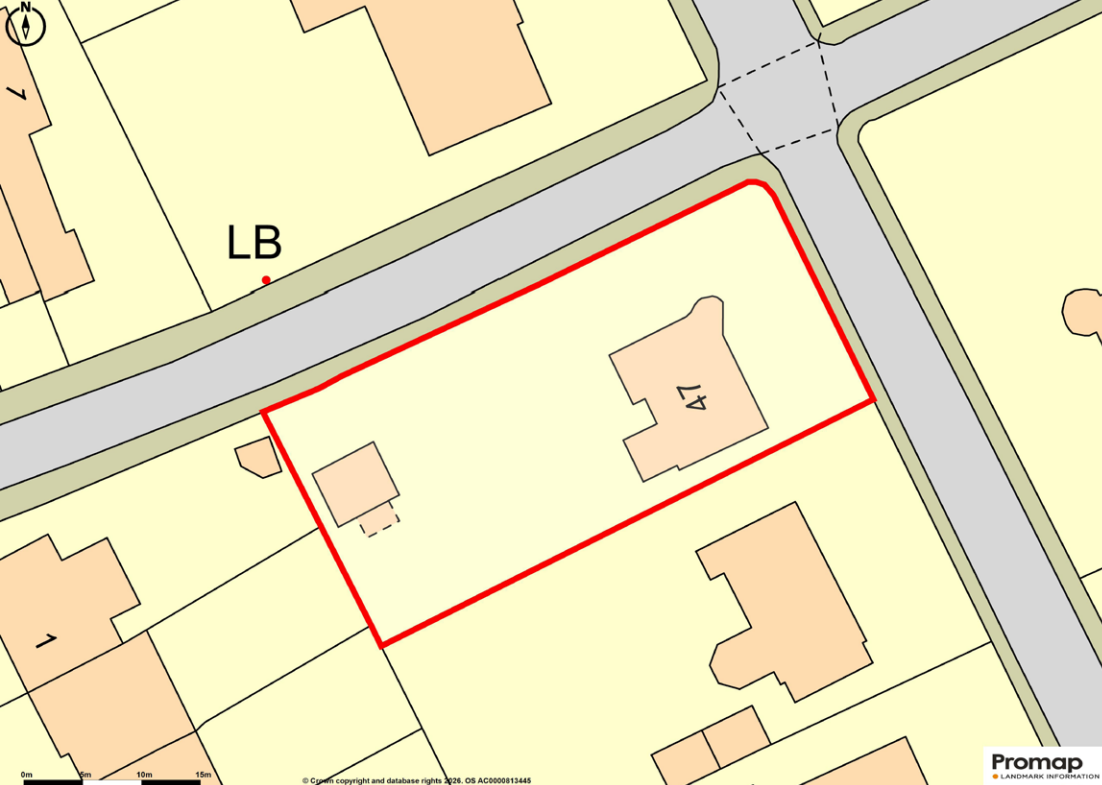


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 26.0 SQ M / 280 SQ FT



OUTBUILDING
GROSS INTERNAL
FLOOR AREA 28.4 SQ M / 305 SQ FT

HOPETOUN TERRACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 127.9 SQ M / 1377 SQ FT
OUTBUILDING = 28.4 SQ M / 305 SQ FT
TOTAL = 156.3 SQ M / 1682 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.



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 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.

RETTIE

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