

10 Saltcoats Park, Gullane, EH31 2FE



Description

This highly energy efficient home with a B PEA rating features central heating via high efficiency air source heat pump, smart thermostats plus EV charging. What's more, its design and layout are a true showstopper! A light and airy kitchen/family area features luxury bi-folding doors, with the family area enjoying a double height ceiling. Equally impressive is the spacious lounge with attractive bay window, which flows through another set of double doors into a formal dining room at the rear, allowing you to create separate areas for cosier evenings, or open them up when entertaining. An out-of-the-way study is perfect for privacy, while upstairs, five well-proportioned bedrooms include fitted wardrobes and a glamorous four-piece en suite in the main bedroom to mirror the family bathroom.

- Under 15 minutes from North Berwick with regular services from Drem Train Station
- Everything you need close by: near picturesque nature trails and world-renowned golf courses, good schooling
- The everyday close at hand: within walking distance of the Main Street's shops, eateries and cafes plus award-winning Gullane beach
- High specification included in the price
- Spacious layout with excellent storage, open plan living and flexible bedrooms
- Enjoy peace of mind: Cala's signature five star customer service, 10 year NHBC warranty and 2 years after sales service
- Enjoy more included with Cala: renowned high specification is included in the price, meaning no need to budget for any upgrades or extras
- Service charge - £165.25 per annum

Images are for illustrative purposes and layouts may vary depending on the individual plot

EPC Rating: B

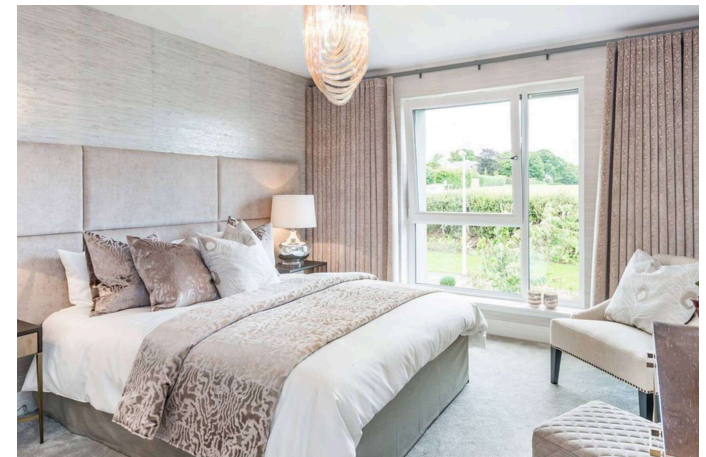
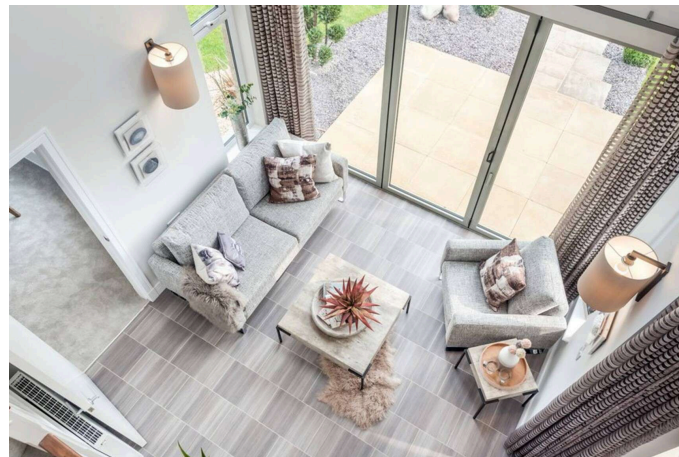


Location

Gullane is a sought-after and charming historic village, situated on the breathtaking East Lothian coast and within easy reach of Edinburgh city centre. The stretch of coastline at Gullane, is a haven for birdlife; walks through the dunes offer exhilarating views across the Firth of Forth to Fife. Within the village's bustling main street, there are good local shops catering for everyday requirements as well as independent shops, art galleries, coffee shops, and award-winning restaurants. The vibrant town of North Berwick (5 miles away) and the historic market town of Haddington (7.5 miles away) have a wider range of independent retailers and supermarkets. The surrounding area offers a host of opportunities for the outdoor enthusiast, including sailing clubs, tennis clubs, golfing and horse riding facilities. Gullane is known as one of the best areas for golfing and boasts Gullane No. 1, widely regarded as one of the finest courses in Scotland. Gullane Primary School is nearby, while secondary schooling can be found at highly-regarded North Berwick High school. The proximity of Drem Railway Station, which has regular services to Edinburgh Waverley, makes the area a highly desirable location for those commuting by train, while the nearby A1 will take you to Edinburgh by car in around 30 minutes.

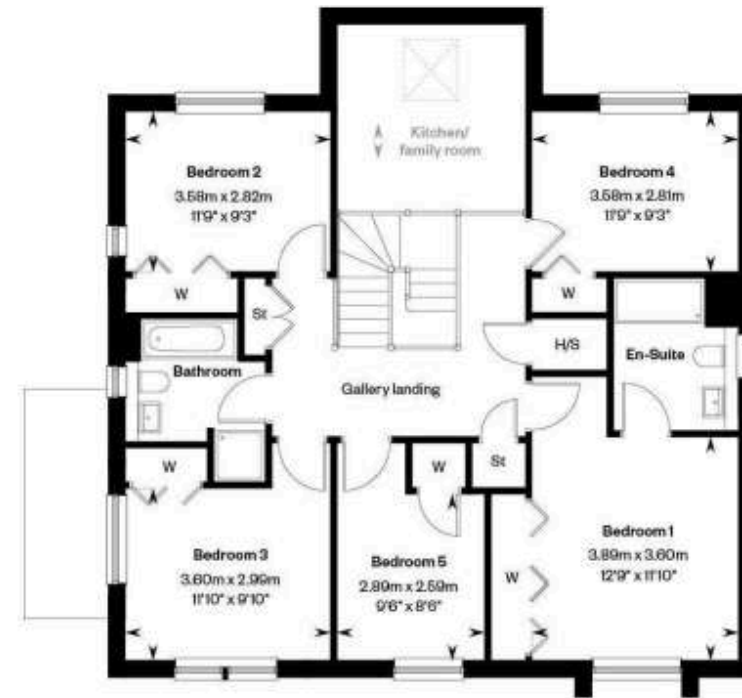
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





Ground floor



First floor



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

