

SIMPSON & MARWICK



1A Hopetoun Terrace, Gullane, East Lothian, EH31 2DD



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EPC: D (60)

Council Tax - C

A charming double upper with private garden grounds.



- Beautifully presented main door double upper
- Sought-after central Gullane location
- Bright dual-aspect sitting room with feature fireplace
- Spacious kitchen/dining room with shaker-style cabinetry
- Three bedrooms, including a principal suite with en-suite bathroom
- Modern shower room
- Private garden with patio & mature planting
- Additional external & shared storage
- Ample on-street parking
- Views towards the golf course and coastline
- Close to Gullane's beaches, amenities & golf courses

Beautifully presented and enjoying a sought-after position within the heart of Gullane, this charming three-bedroom main door double upper offers bright, spacious accommodation, private garden grounds and lovely views towards the golf course and coastline.

Accessed via its own private entrance, the property opens into a welcoming vestibule and hallway. To the front, the elegant sitting room is flooded with natural light thanks to its dual-aspect windows and is centred around a beautiful feature fireplace, creating a warm and inviting space to relax. To the rear, the spacious kitchen and dining room forms the heart of the home. Well-appointed with shaker-style cabinetry, solid wood worktops and a Belfast sink, the room offers ample space for both everyday dining and entertaining while enjoying a bright and airy feel. There are two bedrooms on this level, one positioned to the front and one to the rear, with the smaller of the two currently utilised as a home office, offering excellent flexibility to suit a variety of needs. A contemporary shower room completes this floor.

Upstairs, the impressive principal bedroom enjoys beautiful views towards Gullane's renowned golf courses and the coastline beyond. Generous eaves storage enhances the practicality of the room, while a well-appointed en-suite bathroom creates a peaceful and private retreat. The landing also benefits from additional eaves storage.

Externally, the property continues to impress. A beautifully maintained private garden provides a wonderful outdoor space to enjoy throughout the seasons, featuring a lawn, patio area and an attractive selection of mature plants, trees and shrubs, including an apple tree. Further practical storage is available within a store located beneath the external staircase, as well as a shared stone store. Ample on-street parking is available directly

A beautifully presented main door double upper offering flexible accommodation, private garden grounds and coastal views, all within easy reach of Gullane's excellent amenities, beaches and world-famous golf courses.

Location

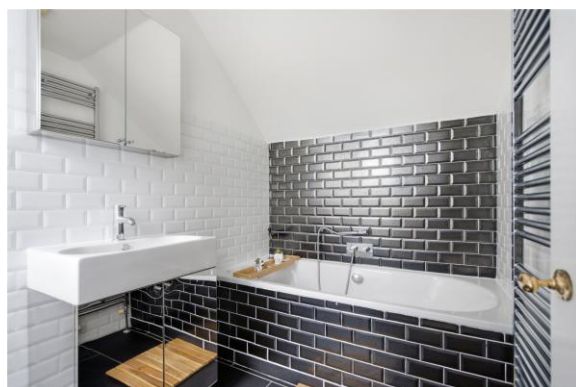
Gullane is a small picturesque village lying less than 45 minutes drive from the centre of Edinburgh. It has a good range of local shops and other amenities but it is the excellent sandy beaches and world renowned golf courses including Muirfield that make it a special place to live. The ready access to the beaches and to the countryside of East Lothian combined with easy access to Edinburgh ensures a quality of life that is hard to beat. There is a primary school and excellent secondary schooling at North Berwick, private schooling at preparatory level in Haddington and Dunbar and private schooling in Musselburgh and in Edinburgh.

Fixtures and Fittings

All fitted floor coverings, light fittings, integrated fridge/freezer, oven, hob, dishwasher and washing machine, are included in the sale.

Viewing Details

By appointment contact Simpson & Marwick

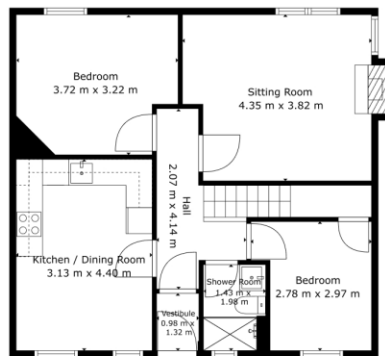


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Approx. Gross Internal Area:
925.696 Sq Ft (86 Sq M)

For Identification purposes only. Not to scale.



Simpson and Marwick

88 High Street
North Berwick, East Lothian, EH39 4HE

T: 01620892000
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		