

14 PHOENIX RISE

Gullane, East Lothian, EH31 2BU

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A sought-after and charming historic village, situated on the breath-taking East Lothian coast and within easy reach of Edinburgh city centre. Gullane is known as one of the best areas for golfing



PROPERTY NAME

14 Phoenix Rise

LOCATION

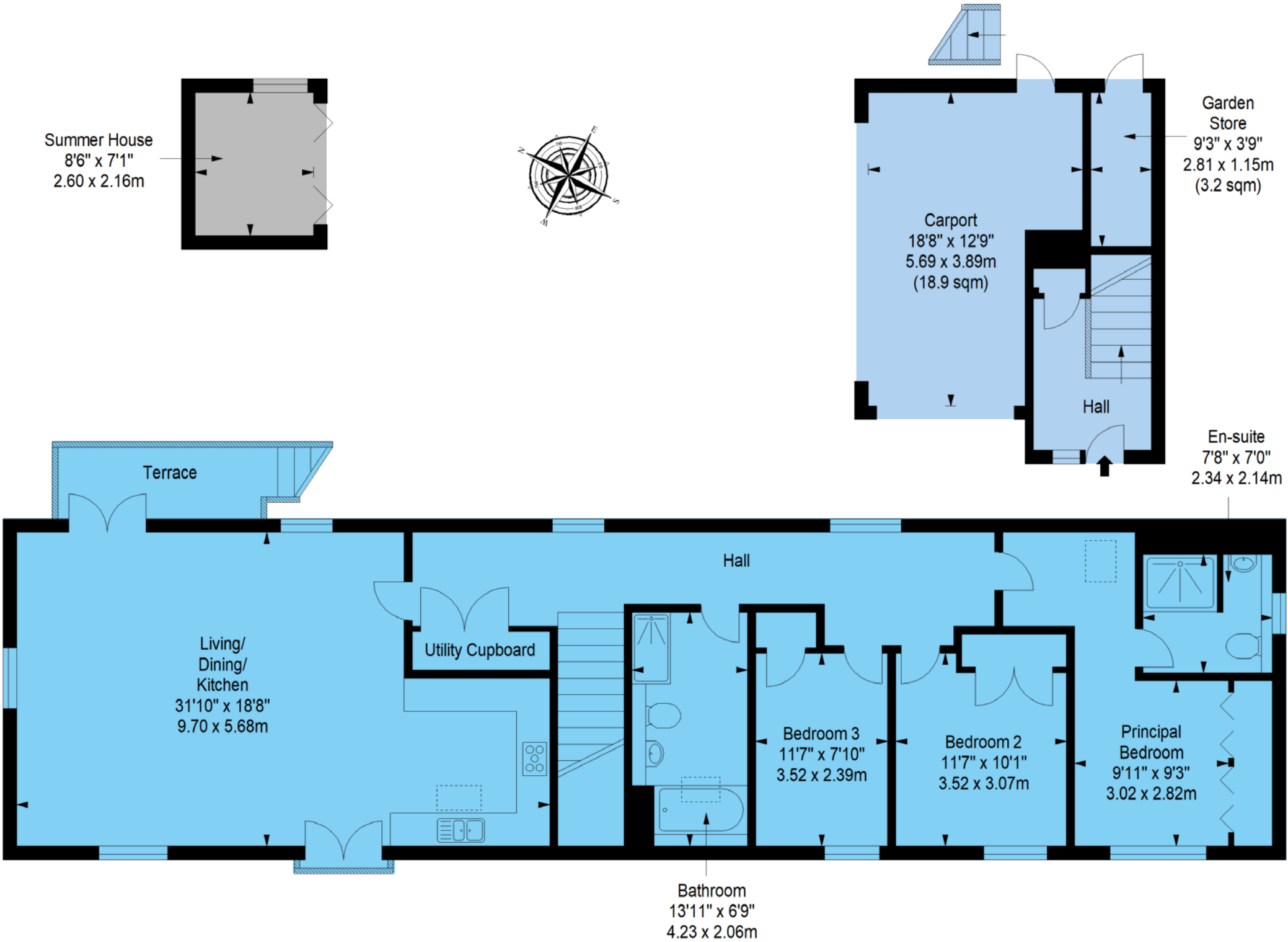
Gullane, EH31 2BU

● GROUND-FLOOR ● FIRST-FLOOR ● SUMMER HOUSE

APPROXIMATE TOTAL AREA:

136.7 sq. metres (1471.5 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.



EXCEPTIONAL MAIN-DOOR MEWS-STYLE APARTMENT

with three bedrooms, forming part of an exclusive modern development in the highly sought-after coastal village of Gullane



Offering a picturesque coast and country lifestyle, this modern first-floor mews-style apartment is a three-bedroom main-door residence with a prime location in Gullane. It is positioned close to Main Street, where excellent amenities and bus links await, and it is a short walk from the local school. The enveloping countryside is readily accessible and the village's spectacular beach is in brisk walking distance as well.

GENERAL FEATURES

A first-floor (main-door) mews-style apartment
Part of an exclusive modern development in Gullane
Offers a picturesque coast and country lifestyle
Crisp neutral interiors and high-end finishings
EPC Rating - B | Council Tax band - F

ACCOMMODATION FEATURES

Entrance hall with storage and stairs to first floor
Bright upper hall with a handy utility cupboard
Large open-plan kitchen/living/dining room with:
Triple-aspect windows for a flood of light
French doors opening to a private terrace
Integrated kitchen with Siemens appliances
Two airy double bedrooms with built-in wardrobes
One versatile bedroom/office with built-in storage
Contemporary three-piece en-suite shower room
Four-piece family bathroom with a shower cubicle

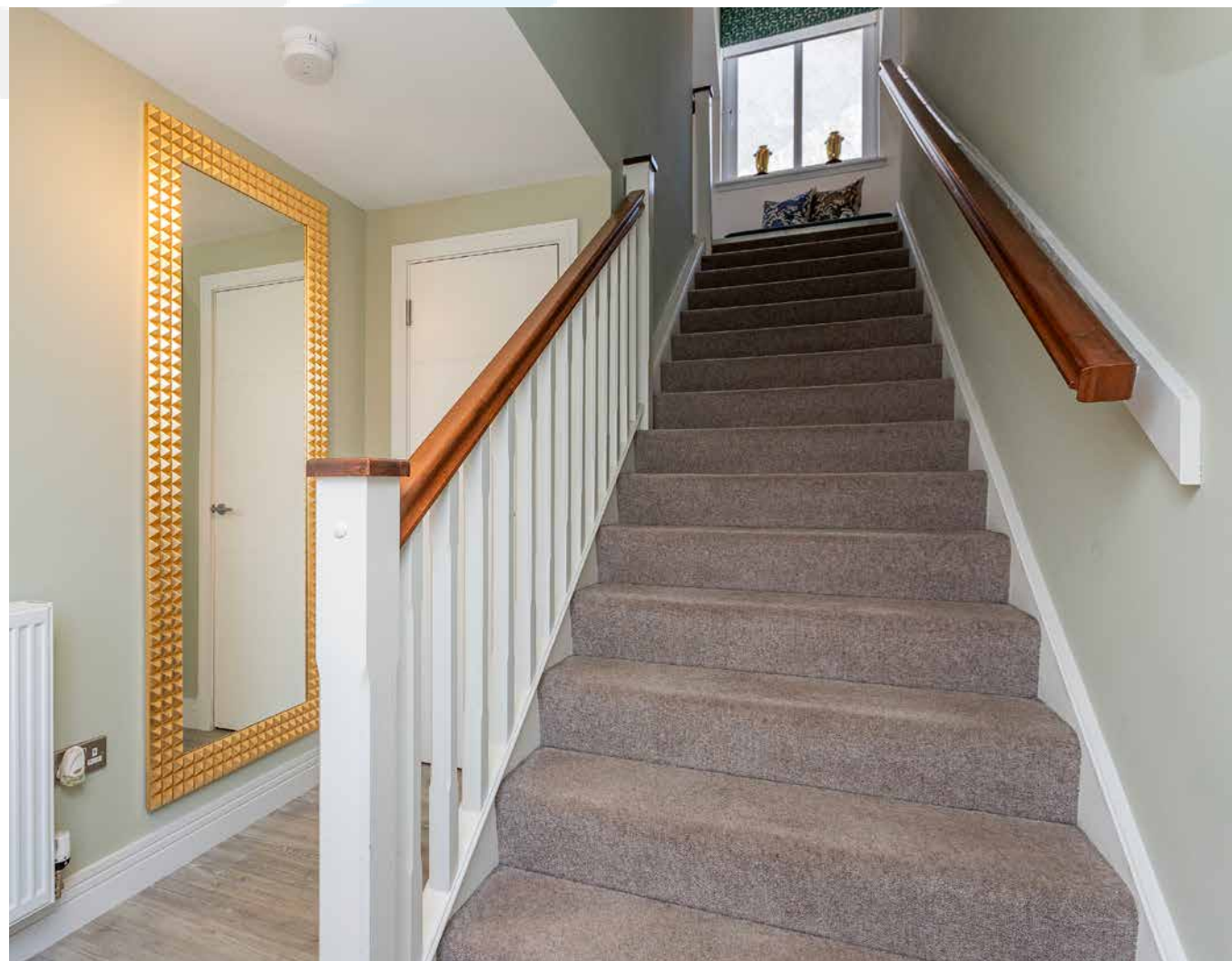
EXTERIOR FEATURES

Low-maintenance rear garden with a walk-in store
Summerhouse with bi-folding doors and a combined heating and air conditioning unit
Private allocated carport space with an (EV) charger

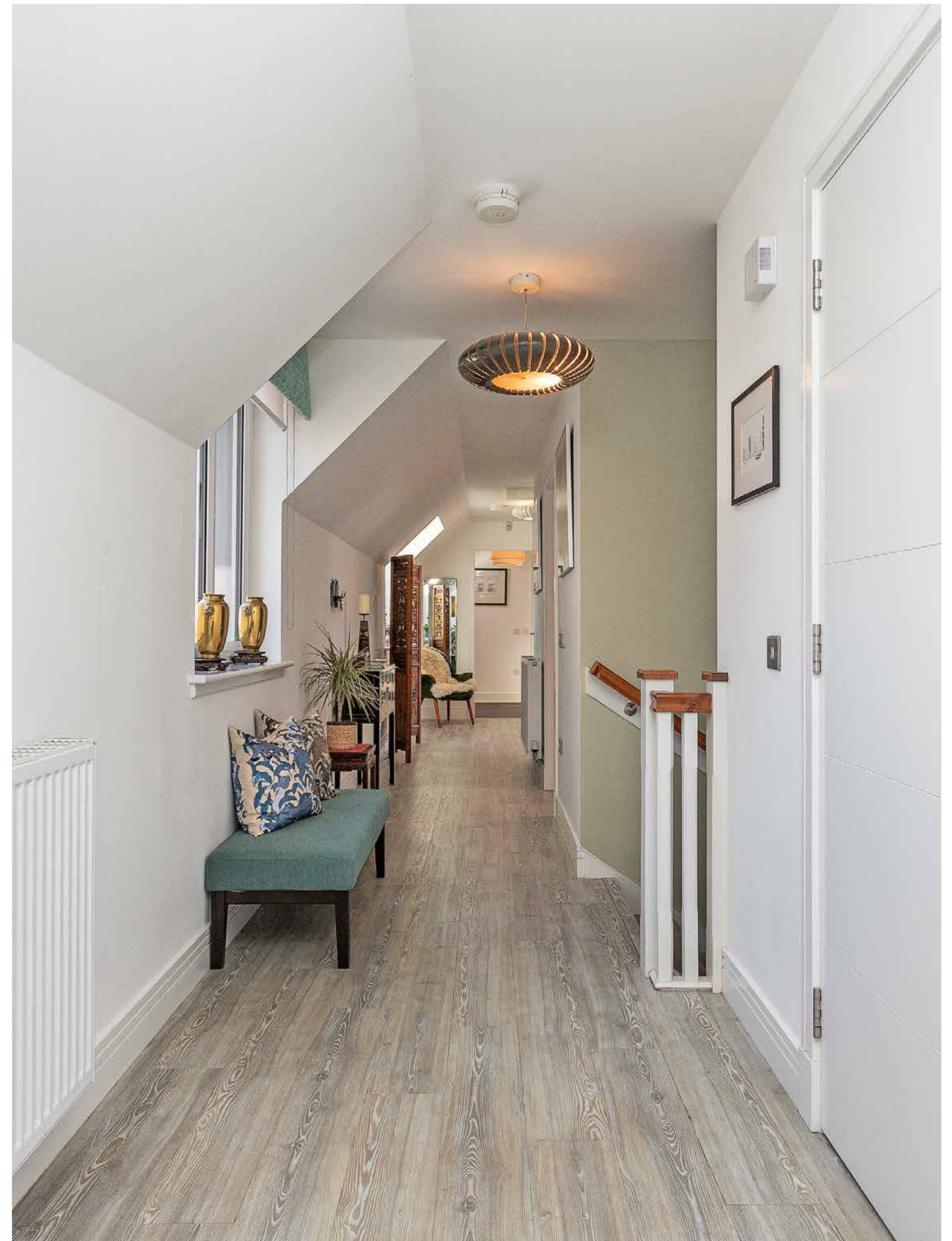


WELCOME inside

The home itself is beautifully presented throughout, offering crisp neutral interiors and high-quality finishings. Highlights include a large open-plan reception room with an on-trend kitchen and private terrace, a contemporary ensuite and four-piece family bathroom, and three bedrooms promising space, versatility, and generous storage. Adding to its strong appeal, the apartment also has a private allocated parking space in a carport and a fully-enclosed rear garden with a summerhouse.



The main-door home opens with a naturally-lit entrance hall that offers built-in storage before leading up to an equally bright first-floor hall. From the outset, it is clear this apartment is of a high standard thanks to its neutral décor and wood-toned floor – setting the decoration found predominantly throughout.



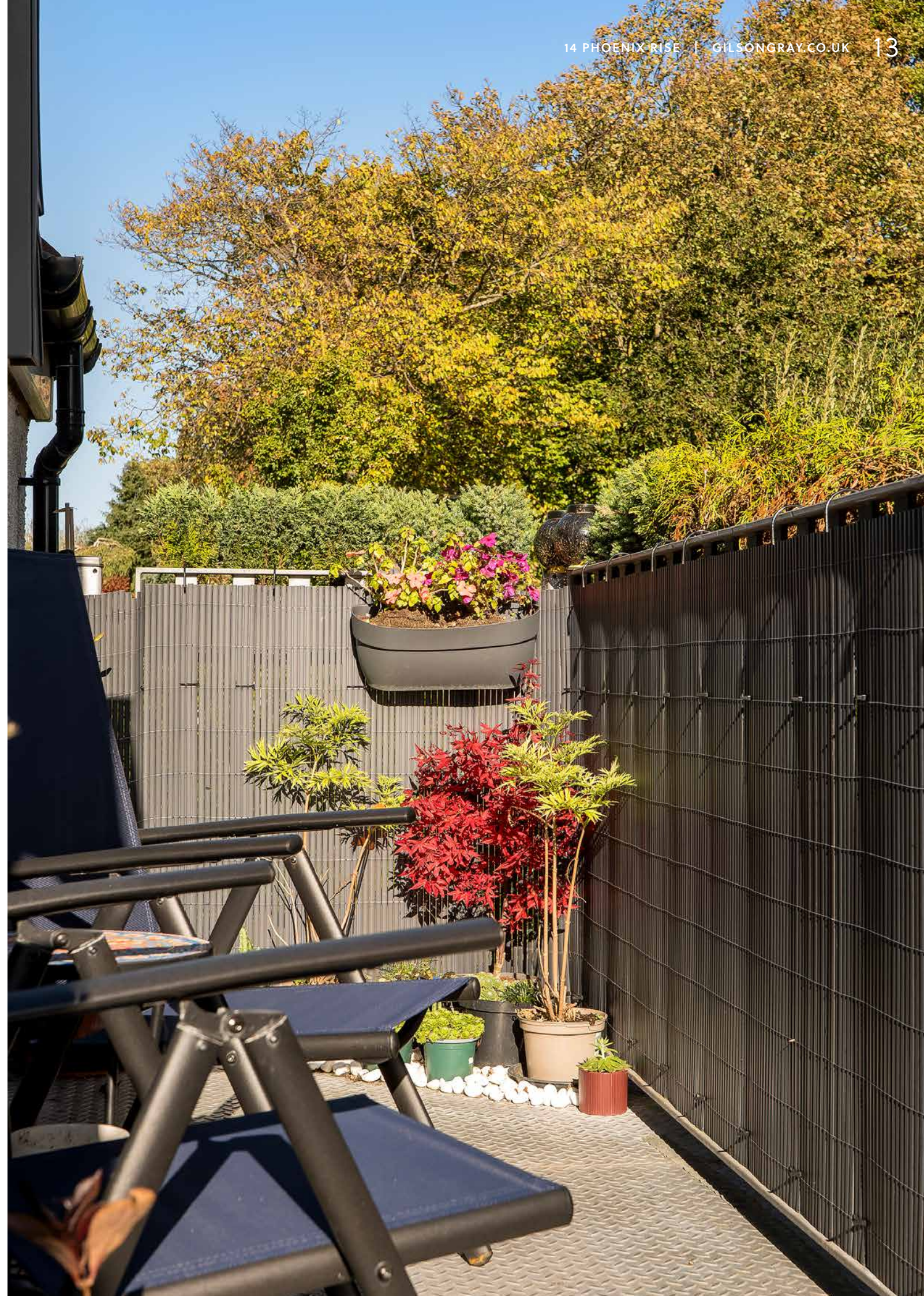
EXPANSIVE OPEN-PLAN RECEPTION ROOM





French doors opening to a private terrace

Extending over 584 square feet, the open-plan reception room effortlessly combines a zoned living area and dining space with a generously appointed kitchen. It maintains the hall's styling too, providing a blank canvas that is easy to dress. A subtle accent wall adds an understated focal point, while triple-aspect windows ensure a flood of light throughout the entire day. Additionally, French doors open the expansive room out onto a private terrace that provides a lovely space for sitting in the sun amongst a leafy backdrop.







HIGH-END MODERN KITCHEN



Perfectly complementing the look of the open-plan reception area, the kitchen features white cabinetry alongside muted, wood-textured worktops and matching splashbacks. The cabinets blend with the white décor enhancing the sense of space, while the worksurfaces and splashback panels have a similar hue to the timber-toned floor bringing a harmonious finish. Under-unit lighting and integrated Siemens appliances complete the modern design. A handy utility cupboard (just off the hall) offers a quiet setting for laundry as well.



with integrated Siemens appliances

THREE BEDROOMS



**promising
space, storage,
and versatility**

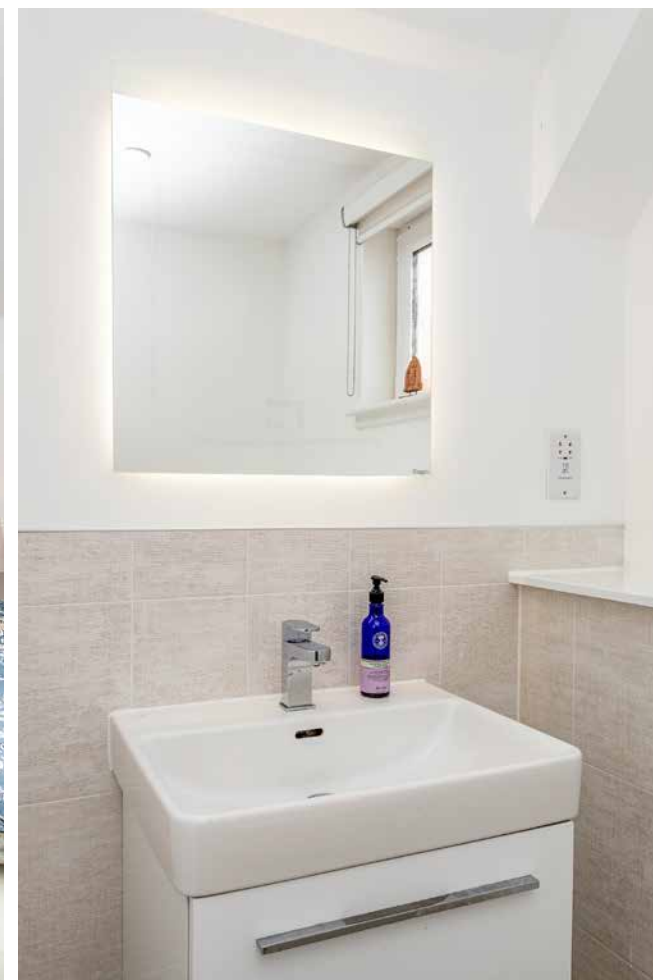
The three bedrooms echo the style of the living area, ensuring a cohesive aesthetic that enhances an airy ambience. The principal and second bedrooms are both doubles with built-in wardrobes.





The third bedroom has built-in storage and the versatility to be used as an office or a nursery.

THE PRINCIPAL SUITE



In addition, the principal bedroom has the luxury of an en-suite shower room for added convenience. All three rooms also benefit from southwest-facing aspects too.



Four-piece **FAMILY BATHROOM**

Like the en-suite, the family bathroom has an attractive combination of neutral décor and tiling. Both have contemporary fixtures too, including a hidden-cistern toilet, a storage-set washbasin, an illuminated mirror, and a ladder-style towel radiator. Where the three-piece en-suite has a shower cubicle, the four-piece family bathroom boasts a shower cubicle and a bath with a handheld shower.



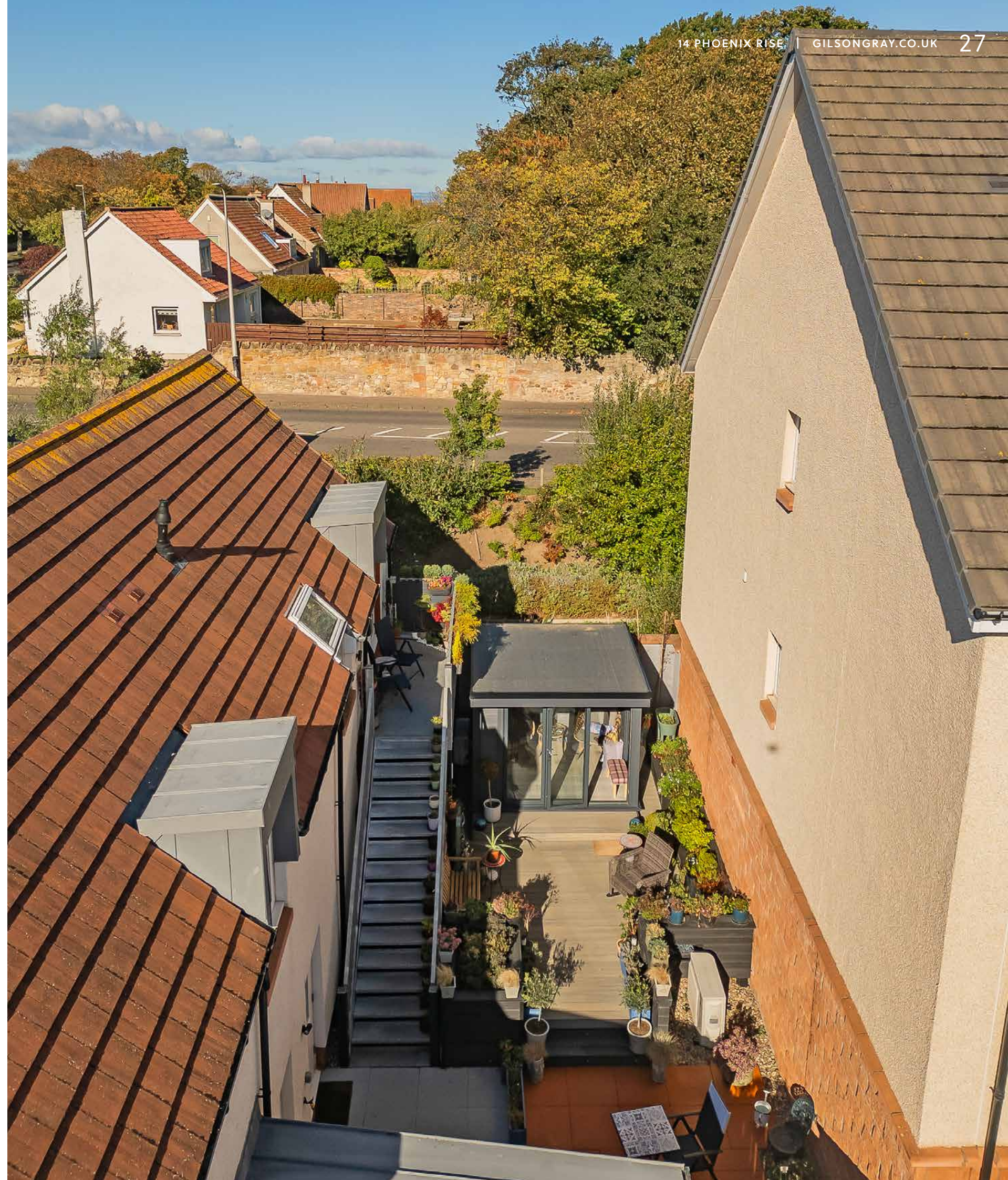
CHARMING GARDEN

with a romantic vibe



To the front, the mews-style property has an allocated space and electric vehicle (EV) charger within a carport. It also has a fully-enclosed rear garden which is accessible from the carport or via steps

down from the terrace. Laid with neat patio areas and decking, the garden has a charming ambience, especially at night where mood lighting creates a truly romantic vibe.



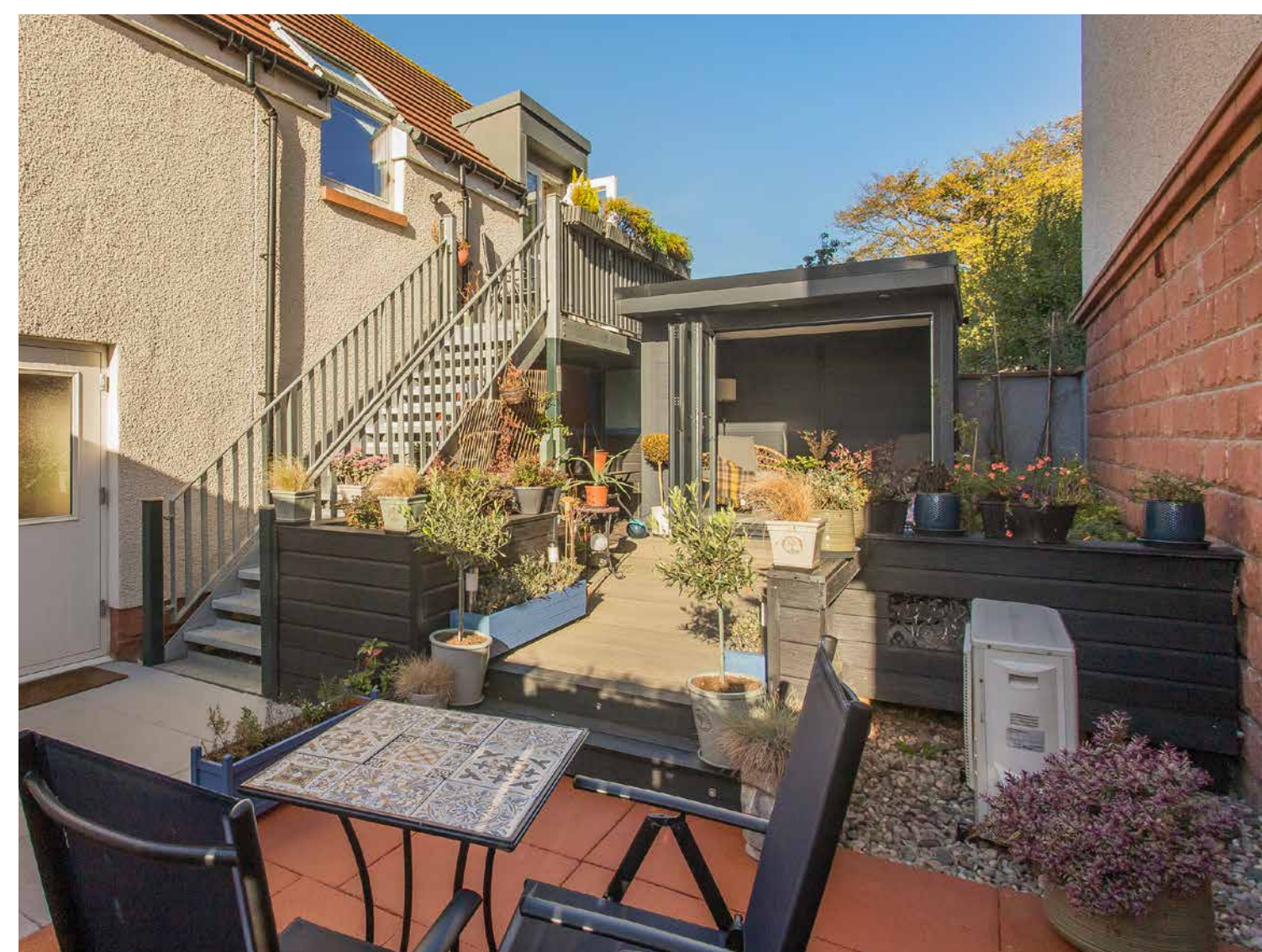
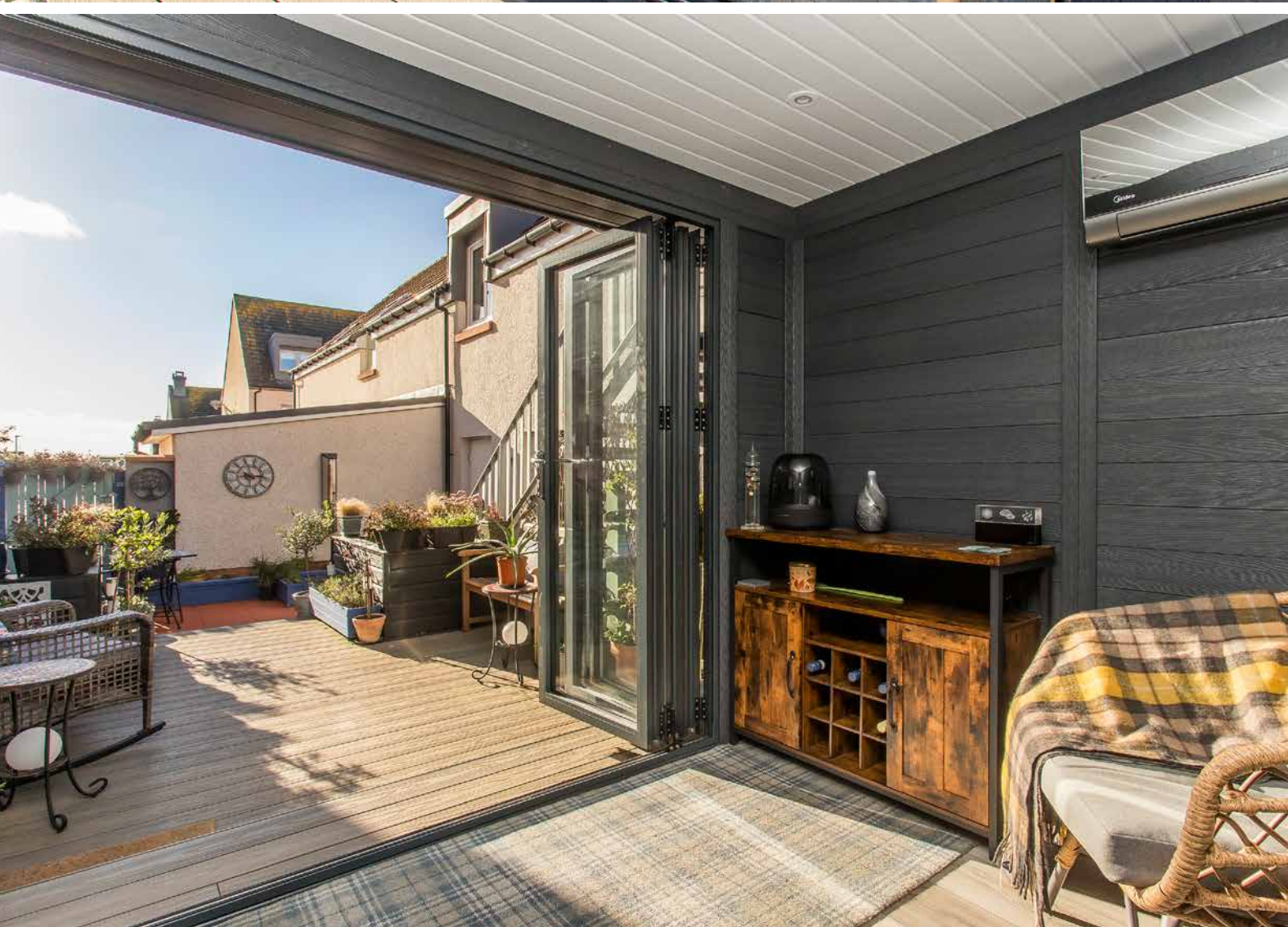


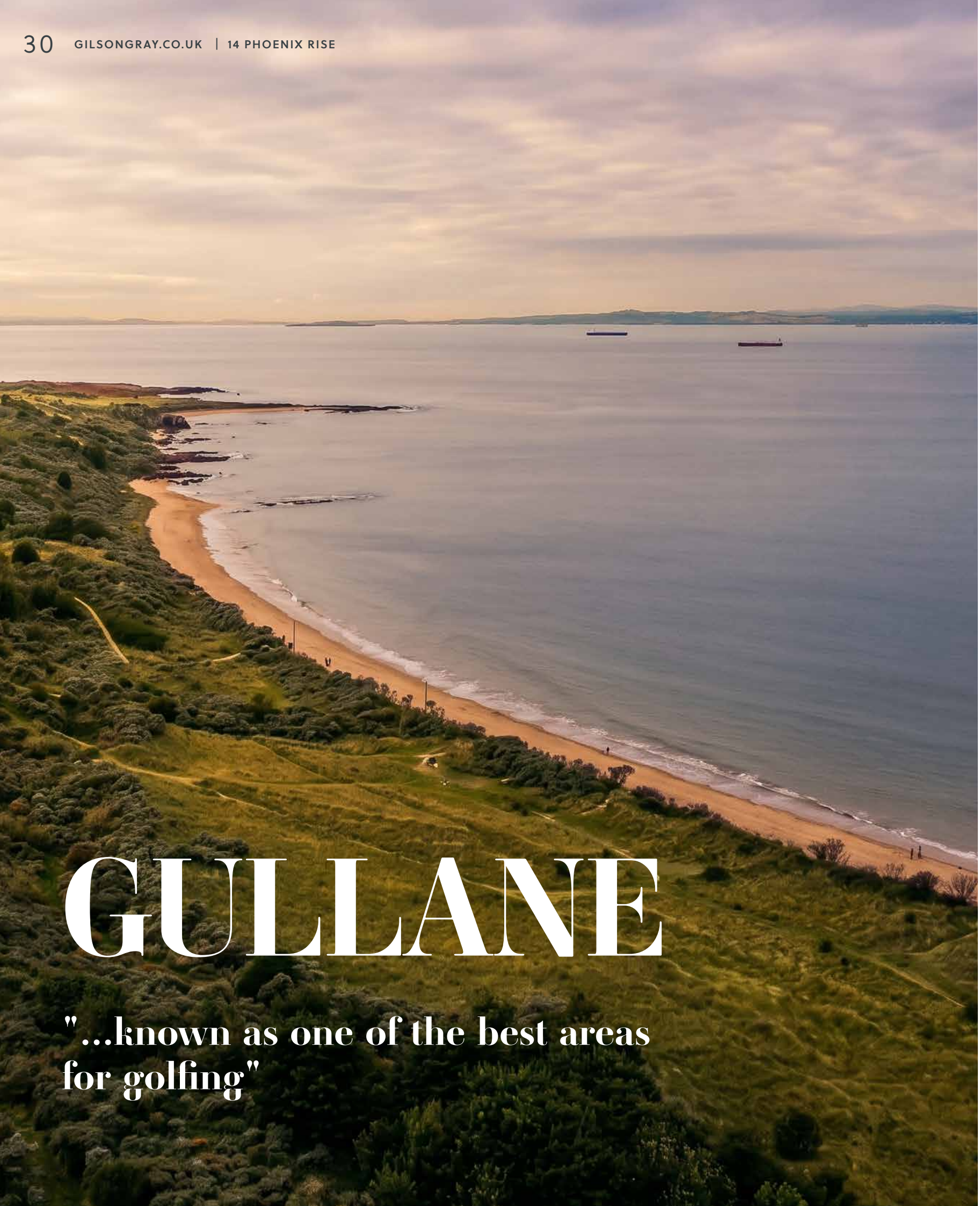
MODERN SUMMERHOUSE

fitted with bi-folding doors

It has the advantage of a walk-in garden store, as well as a modern summerhouse with bi-folding doors and a combined heating and air conditioning unit – great for enjoying the outdoors in warmth and comfort.

Extras: all fitted floor and window coverings, select light fittings (excluding those in the hall and above the reception area's dining table), integrated kitchen appliances by Siemens (induction hob, double oven, fridge/freezer, and dishwasher), a washing machine, and a tumble dryer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.





GULLANE

"...known as one of the best areas for golfing"

Gullane is a sought-after and charming historic village, situated on the breath-taking 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.





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