



SIMPSON & MARWICK

25 College Way

Gullane, EH31 2BY

simpsonmarwick.com

01620 892000



Exceptional modern 6 bedroom villa within niche development in prime residential setting

- Sitting room, dining room & study/bedroom 6
- Six double bedrooms & three bathrooms
- Well-appointed open plan kitchen breakfast room
- Landscaped rear garden
- Double glazing & gas central heating
- 8KW Solar panels with 10KW storage battery capacity
- Double garage with electric door & EV charge point
- Excellent local amenities & schooling
- Air Source Heat Pump heating system
- Choice of excellent golf clubs

Description

Set in the popular East Lothian village of Gullane, this exceptional, well presented and attractively decorated detached modern villa offers versatile and generous family accommodation of circa 2,373sq.ft with a landscaped private garden, detached double garage and spacious driveway parking for several cars. The overall accommodation includes 6 double bedrooms, 3 bathrooms (2 en suite), a spacious open plan and well appointed kitchen/breakfast/family room, sitting room, dining room, study/bedroom 6, a separate utility room and a guest W.C. Further benefits include double glazing, solar panels, battery storage, EV charging point, and an air source heat pump heating system lowering both the running costs and carbon footprint of the house.



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

The fitted carpets, blinds, lights fittings and the integrated kitchen appliances are included in the sale. The furniture is available by separate negotiation.

Home Report - EPC Rating B

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

The owner will not warrant the working order of any of the fixtures and fittings which are included in the sale price.



Approx. Gross Internal Area
2373 Sq Ft - 220.45 Sq M
Garage
Approx. Gross Internal Area
338 Sq Ft - 31.40 Sq M
For identification only. Not to scale.
© SquareFoot 2023

