



Braeside, 46 Hopetoun Terrace
Gullane, East Lothian, EH31 2DE

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SIMPSON & MARWICK

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**Braeside, 46 Hopetoun Terrace,
Gullane, East Lothian, EH31 2DE**

**Rarely available 4 bedroom
detached house, with private
front and rear garden, garage, and
driveway, located in the desirable
residential area of Gullane.**

- Spacious open plan sitting/dining room
- Principal bedroom with en-suite
- Large family bathroom with separate bath & shower
- Kitchen & utility room
- 3 further bedrooms
- Beautiful private front & rear garden
- Garage with driveway & on street parking
- Gas central heating & double glazing





DESCRIPTION

'Braeside' 46 Hopetoun Terrace offers bright and spacious accommodation nestled within beautiful private garden ground to the front and rear of the property.

Entering the property through the convenient porch, the ground floor accommodation consists of a well proportioned principal bedroom, situated to the front of the property and enjoying delightful views of the garden through a large bay window, and it's own en-suite shower room. A further bedroom with plenty of fitted wardrobe space. A large family bathroom with a separate bath and shower. Kitchen and separate utility room. Spacious and bright open plan sitting and dining room with patio doors allowing access to the rear garden. Upstairs, you find an airy landing with good storage and a further two bedrooms.

Externally, the property boasts a beautifully maintained front and rear garden, a driveway, and a detached single garage. There could

also be the potential for further extension to the property subject to the relevant permissions.

LOCATION

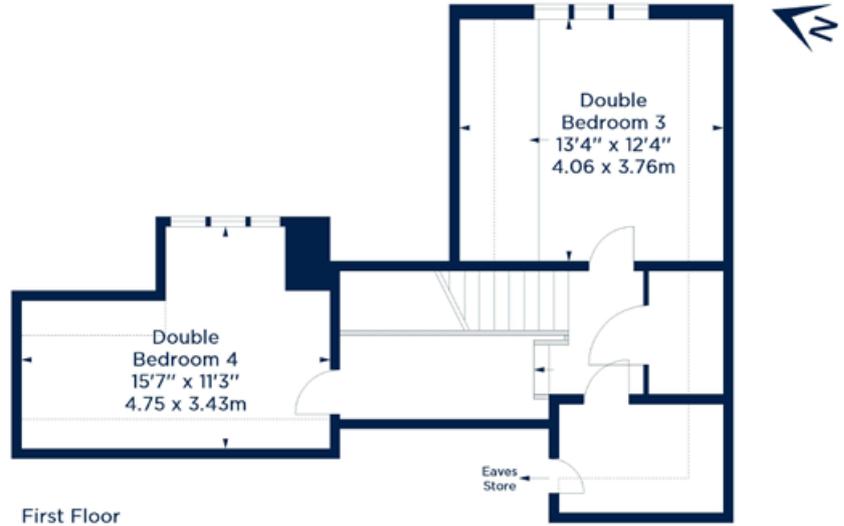
Gullane is a small picturesque village lying less than 45 minutes drive from the centre of Edinburgh. It has a good range of local shops and other amenities but it is the excellent sandy beaches and world renowned golf courses including Muirfield that make it a special place to live. The ready access 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 carpets, window and light fittings, hob, oven, fridge/freezer and greenhouse are included in the sale price.



Approx. Gross Internal Area
 1821 Sq Ft - 169.17 Sq M
 Garage
 Approx. Gross Internal Area
 299 Sq Ft - 27.78 Sq M
 For identification only. Not to scale.



First Floor



Ground Floor

Ground Floor

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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.