



13 The Beeches

FINISHED TO EXCEPTIONAL STANDARDS



This four-bedroom detached house is an outstanding family home that offers a lot of interior and exterior space. It is beautifully decorated throughout and equipped with high-end finishings, which includes a new stylish breakfasting kitchen (installed in 2023), and a modern shower room and bathroom. The home also boasts two dedicated reception areas and excellent storage solutions. Completing the package, it has ample private parking and an expansive rear garden. The home has been further upgraded with new fascia boards to the front, guttering, and downpipes, and a new front door all installed last year. Nestled on a quiet cul-de-sac in highly sought-after Gullane, this impressive property forms part of a family-friendly development as well, which is close to idyllic green spaces and the surrounding countryside. The area's amenities, school, and transport links are within easy reach, and the spectacular local beach is just a brisk walk away.

GENERAL FEATURES

- An extended and fully-upgraded detached house
- Quiet cul-de-sac setting in exclusive Gullane village
- Offers a picturesque coast and country lifestyle
- Just a brisk walk from the area's spectacular beach
- Sumptuous modern interiors with high-end finishings
- Home Report value - £525,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Welcoming entrance hall with understairs storage
- Living room with open fireplace and bi-folding doors
- Dining room with generous built-in storage
- Open-plan breakfasting kitchen/family room
- Landing with access to the attic for storage
- Three double bedrooms with wardrobe storage
- Versatile office/fourth double bedroom
- Shower room with traditional-inspired styling
- Contemporary bathroom with overhead shower
- Hive gas central heating with a brand-new boiler
- Double-glazed windows throughout

EXTERNAL FEATURES

- L Monoblock front driveway and detached garage
- Large rear garden that is fully enclosed



THE ENTRANCE

*A wonderful
introduction that
sets high standards*

Upon entering, you are greeted by an entrance hall that offers understairs storage and a wonderful introduction to the home. The neutral backdrop and sharp eye for detail found here set the standards for the following accommodation.

GENEROUS

living space for relaxing and dining

Decorated in a soothing tone and with a complementary carpet, the living room has an elegant, on-trend style. It is well-proportioned for lounge furniture and framed by a working (multi-fuel) open fireplace for cosy evenings in. A southwest-facing window bathes the room in warm sunlight, whilst bi-folding doors open into the adjacent kitchen and family room, creating a flow of accommodation for large-scale entertaining.



THE DINING ROOM

Accessed from the hall or openly from the kitchen, there is also a dining room, which provides a more intimate setting for special occasions. It features generous storage and direct access to outside.



A STUNNING OPEN-PLAN

kitchen and family room





SUMPTUOUS

modern interiors with high-end finishings



The open-plan breakfasting kitchen/family room is a significant extension and the sociable heart of the home. It is cleverly zoned via attractive styling and offers excellent flexibility for entertaining. It is also brightly illuminated thanks to skylights, as well as French doors opening out into the rear garden. The kitchen itself has a statement design that elevates the space even further. It is fitted with ultra-modern, handle-less cabinets in two different tones and stylish worktops. Classic splashback tiles add another touch of panache, whilst seamlessly integrated appliances ensure a neat and tidy look (ceramic hob, concealed extractor, raised oven, new dishwasher, and new washing machine). A full-length fridge and separate full-length freezer (both brand new) are integrated into the dining room.

"... brightly illuminated thanks to skylights, as well as French doors opening out into the rear garden."



SPACIOUS BEDROOMS

The three main bedrooms are on the first floor, off a landing with attic access for further storage. Each room is a good-size double that is supplemented by built-in wardrobes. The principal bedroom, laid with a wood-effect floor, has the largest footprint and additional storage.



Bedroom two is laid with carpet and bedroom three with wooden floorboards.



On the ground floor, there is also a versatile office that can be used as a fourth double bedroom if required. This space also benefits from wooden floorboards, as well as oversized windows for a light-filled working environment. Furthermore, all four rooms enjoy neutral decoration adding to their airy ambience.



OPTIMAL CONVENIENCE

and attractive styling

For convenience, the home has a three-piece shower room on the ground floor and, on the first floor, it has a three-piece bathroom equipped with an overhead shower and a dual-function towel radiator. The shower room has traditional-inspired styling with neutral décor set above tongue-and-groove panelling in light blue and a classic-patterned floor. The bathroom also has an evocative look, leaning into its contemporary design with premium tiles and easy-to-clean wet walls.

For optimal comfort, the property has double-glazed windows and gas central heating, fitted with a smart (remote-controlled) Hive system and a brand-new boiler.





Garden & parking

Outside, a low-maintenance front garden/monoblock driveway and a detached single garage provide off-street parking. Meanwhile, the fully-enclosed rear garden is a true delight for families. It is a large space that captures lots of sunlight and offers excellent privacy. Complete with a sweeping lawn, a patio, and a decked area, it welcomes you to relax in the sun, whilst admiring the scenic ambience coloured by mature leafy greens. For practicality, it has both hot and cold water taps too, perfect for those with pets.

Extras: all fitted floor coverings and integrated kitchen appliances to be included in the sale.

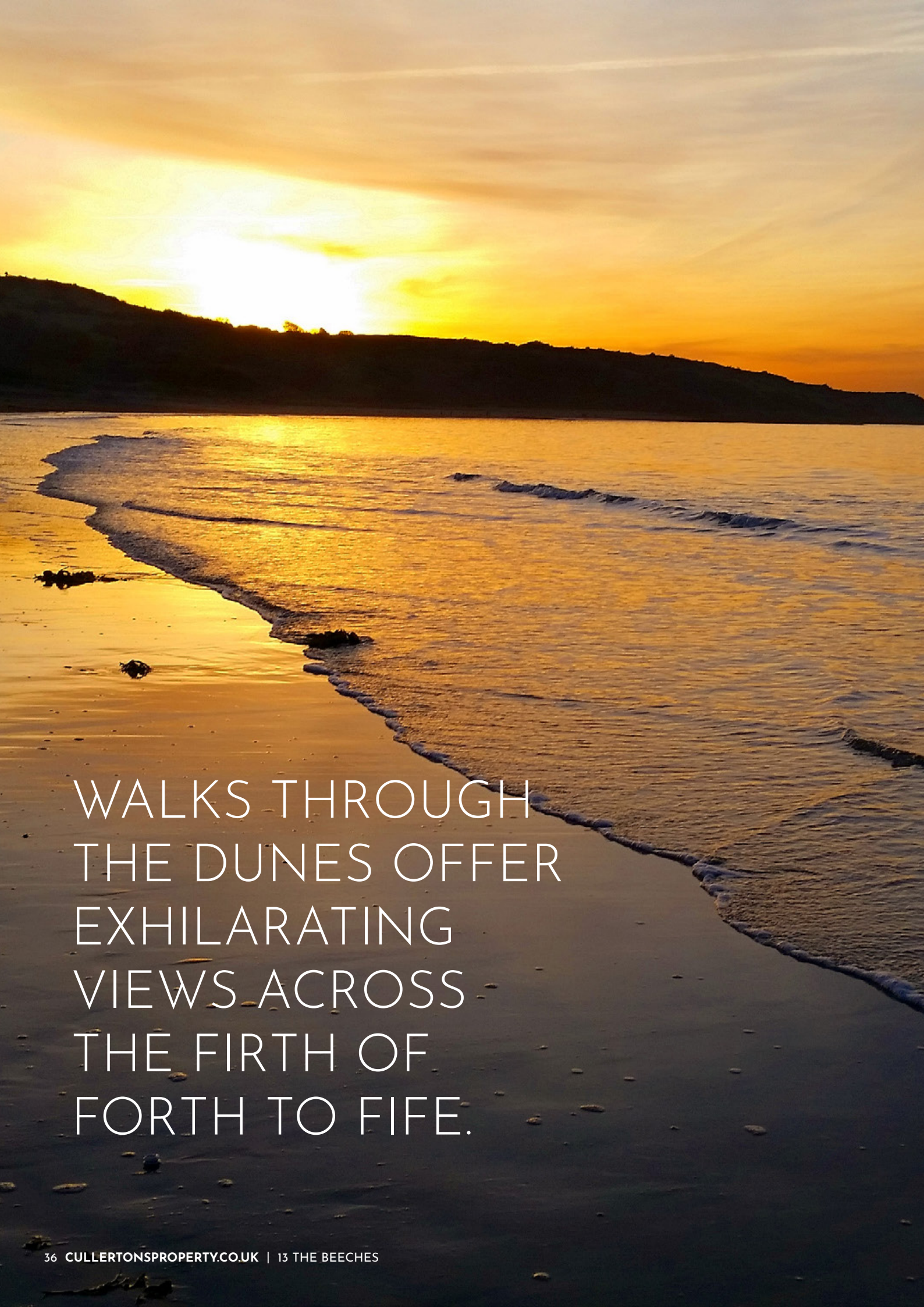


GULLANE



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.



WALKS THROUGH
THE DUNES OFFER
EXHILARATING
VIEWS ACROSS
THE FIRTH OF
FORTH TO FIFE.

SCHOOLS

State Schools: Gullane Primary
School and North Berwick High
School

Independent Schools: Loretto
School (Musselburgh) and Belhaven
Hill School (Dunbar)

UNIVERSITY

The
University
of Edinburgh

CULTURE

Scottish Seabird Centre,
Bass Rock, Tantallon
Castle, Coastal
Communities Museum,
Myreton Motor
Museum, National
Museum of Flight

#1

AN EXCLUSIVE COASTAL VILLAGE
WITH ARGUABLY ONE OF THE
FINEST BEACHES AND SOME
OF THE MOST EXCITING GOLF
COURSES IN EAST LoTHIAN

LOCATION



A highly sought-after
coastal village in East
Lothian

TRANSPORT



Train Station –

North Berwick

(4.3 miles)

SPORTS

Muirfield Golf Club,
Gullane Golf Club,
Archerfield Links,
Luffness New Golf
Club, North Berwick
Sports Centre, North
Berwick Tennis Club

PARKS

Gullane Beach,
Yellowcraig Beach,
Aberlady Bay Local
Nature Reserve, West
Bay Beach, Milsey
Bay Beach, and North
Berwick Law

Airport – Edinburgh

International (29.4 miles)



FOOD & DRINK

Traditional pubs
and award-winning
restaurants, and a
selection of nearby
tearooms and cafés

— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

74 St Stephen Street, Edinburgh, EH3 5AQ
0131 225 5007
info@cullertonsproperty.co.uk
www.cullertonsproperty.co.uk



— *Property Consultant*

NICKY MEIKLE



For further information on this property, or to arrange a viewing, contact Nicky, who will be delighted to assist you.

07919 211815
nicky@cullertonsproperty.co.uk

— *About Nicky*

With a Bachelor of Laws degree, Nicky has a distinguished background in real estate private equity, sales, and property consultancy. Her exceptional market knowledge and negotiating skills ensure that her clients receive the highest level of representation, guidance and support; whether searching for their ideal property or selling in East Lothian, or both!

A proud advocate for East Lothian, Nicky lives in North Berwick with her family and their two Goldendoodles, Murphy and Gus. When not enjoying a beach walk, she loves spending time on the golf course and is a member of The Glen Golf Club. Her favourite local restaurant is The Maincourse, while for an excellent coffee with breathtaking views of Bass Rock, she recommends Rocketeer.



CULLERTON'S

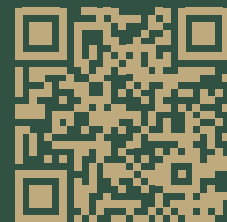
ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

WWW.CULLERTONSPROPERTY.CO.UK

INFO@CULLERTONSPROPERTY.CO.UK



SCAN TO DISCOVER MORE

DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.