





Forming part of an exclusive Cala development in sought-after Gullane this beautifully presented five-bedroom townhouse features a desirable open dining kitchen and utility, a light-filled sitting room, five double bedrooms, a WC/cloakroom, en-suite, and a family bathroom. Externally the property enjoys an east-facing rear garden and private parking.

Overlooking a manicured shared green the front door opens into an inviting entrance vestibule leading to a light and airy hallway adorned with crisp white walls and handsome grey wooden flooring, offering ample storage and a WC/cloakroom.

From here, the open dining kitchen is a highlight of the property, connecting seamlessly to the east-facing rear garden, a perfect space for family gatherings and entertaining. Designed white gloss wall and floor units complement matte grey worktops and splashback. High-spec integrated SIEMENS appliances include an induction hob set into a comfortable breakfast bar, a ceiling induction hob, a fridge/freezer, and an eye-level grill and oven. An adjoining utility provides additional space leaving the kitchen uncluttered and streamlined. The ground floor is completed by a versatile fifth bedroom that could be utilised as a home office/family room ideal for growing teenagers.

Ascending the carpeted stairs, you arrive at the spacious first-floor landing and the west-facing sitting room. Enhanced by French doors opening out to a Juliet balcony with a lovely open outlook, the sophisticated interiors of the ground floor remain and include plush grey carpeting. The overall ambience is warm and comfortable. Two tastefully decorated east-facing double bedrooms are on this floor and an indulgent family bathroom complete with a hidden cistern WC, washbasin built into wall-hung vanity, a bath with a wall-mounted shower, and an LED mirror.

The third floor is home to the spectacular principal double bedroom. Boasting a generous footprint, stylish interior design, and plentiful natural light it features a dressing area with bespoke built-in wardrobes and a luxurious en-suite bathroom. A second double bedroom on this floor completes the internal accommodation.

Externally, the property has a neat garden to the front whilst at the rear, the enclosed east-facing garden features sandstone paving and a lush lawn ideal for summer barbecues, alfresco dining, and family fun. Visitors' parking and a private carport with storage only add to the appeal.

**Gullane**

Gullane, a highly desirable East Lothian village less than a 45-minute drive from Edinburgh offers a picturesque setting with convenient local amenities as well as popular pubs and restaurants such as The Old Clubhouse and The Bonnie Badger. Scenic walking trails and a stunning beach recently voted in Scotland's top ten provide a perfect spot to unwind whilst there are world-renowned golf courses within easy reach including Muirfield and Renaissance, and a thriving tennis club. Nearby North Berwick boasts a leisure centre with a swimming pool and fitness classes; tennis courts; rugby and football pitches; and the Marine Hotel features a luxury spa.

North Berwick also offers extensive shopping from its vibrant high street to a large Tesco and Aldi along with an array of cafès, restaurants, and bars.

There are well-regarded schooling options including a primary school in the village and a high school in North Berwick. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh.

Commuters enjoy convenient access to Edinburgh City Centre from Drem and North Berwick with regular train services taking less than 30 minutes. Additionally, the proximity of the City Bypass adds to the accessibility.









EPC RATING:

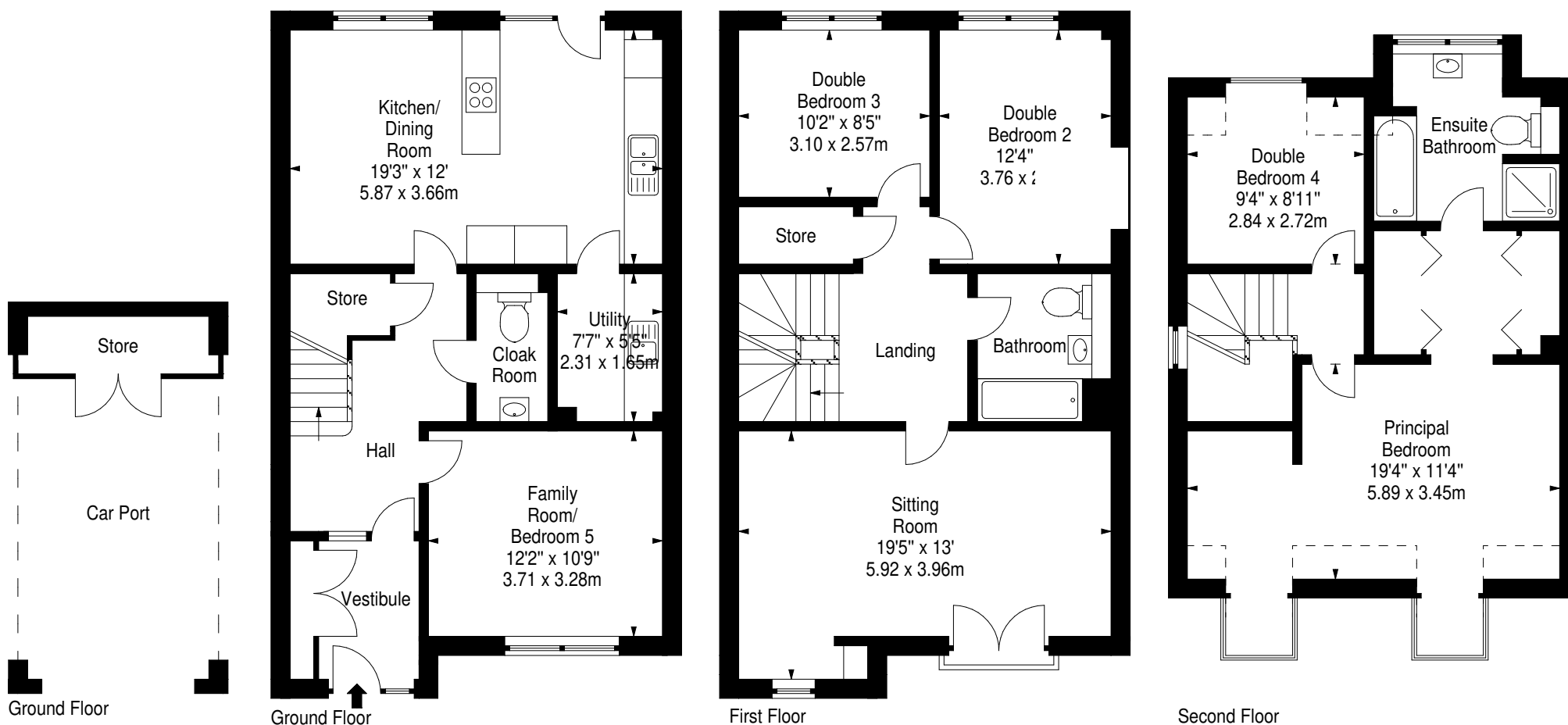


COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray 01620 893 481

Approx. Gross Internal Area  
1813 Sq Ft - 168.43 Sq M  
For identification only. Not to scale.  
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## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366

## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021

## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481

## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000

## BORDERS

01890 880 008

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