

THE RIDINGS

Broadgait, Gullane, East Lothian, EH31 2DJ

AN OUTSTANDING
detached chalet-style bungalow



GILSON GRAY

LAW • PROPERTY • FINANCE

A SOUGHT-AFTER POSITION

in the coastal village of Gullane



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PROPERTY NAME

The Ridings

LOCATION

Broadgait, Gullane, East Lothian, EH31 2DJ

APPROXIMATE TOTAL AREA:

187.7 sq. metres (2020.4 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR ● GARAGE & STORE

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



Welcome to THE RIDINGS



The Ridings is a detached chalet-style bungalow which is deceptively large, providing spacious living accommodation, as well as four double bedrooms and two washrooms. The southeast-facing home further benefits from a blank slate of décor predominantly throughout, allowing new buyers to easily add their own stamp. The interiors are completed with a keen eye for detail and the gardens (that wraparound the property) are equally well tended to. It also has private parking for at least two cars. In addition, the residence is part of a family-friendly neighbourhood in the village of Gullane, which offers an idyllic coast and country lifestyle. It is just a brief walk from a stunning sandy beach, in addition to amenities, highly rated restaurants, the local school, and bus links. Homeowners are never far from the surrounding countryside and several top-rated golf courses too. Train stations at nearby Longniddry, Drem, and North Berwick also ensure a speedy commute to the capital.

GENERAL FEATURES

A deceptively large detached chalet-style bungalow
Sought-after position in the coastal village of Gullane
Offers a picturesque coast and country lifestyle
In easy walking distance of a spectacular beach
Blank canvas of décor finished with a keen eye
EPC Rating - D | Council Tax band - G

ACCOMMODATION FEATURES

Entrance porch area and inviting reception hall
Spacious, dual-aspect living room with French doors
Triple-aspect fitted kitchen with garden access
Principal suite with a dressing room and eaves storage
Three additional double bedrooms with bay windows
Modern (three-piece) on-trend en-suite shower
Quality family bathroom with a three-piece suite

EXTERIOR FEATURES

Fully-enclosed, landscaped wraparound gardens
Gated front driveway and a detached single garage

A WONDERFUL FIRST IMPRESSION

The home has an attractive symmetrical façade and instant appeal. A porch shelters the front door, which subsequently opens into a broad reception hall, defined by a neutral palette and a solid oak floor. It offers a wonderful first impression and sets the scene for the following accommodation.





A DUAL-ASPECT LIVING ROOM

with garden access

The living room continues the hall's appealing aesthetic, providing a blank slate for buyers. It has spacious dimensions to accommodate a varied choice of comfortable furnishings; plus, it is framed by a beautiful feature fireplace, creating a focal point for the placement of sofas. In addition, this reception area is bathed in a flood of natural light from dual-aspect glazing, including French doors that seamlessly extend the space out into the rear garden – perfect for families and for summer entertaining.







A DINING KITCHEN perfect for dinner parties

Providing generous proportions for a table and chairs, the dining kitchen is the hub for family meals. This space also has triple-aspect windows, ensuring plenty of natural light whilst cooking. It is fitted with a selection of base and wall-mounted cabinets, and it has wooden worksurfaces, framing a Belfast sink and a Smeg gas range cooker. Additional freestanding kitchen appliances are also included in the sale. The space provides alternate access to the rear garden, and it is finished with chic styling.







THE BEDROOMS

A large principal suite and three additional bedrooms

The home has four large double bedrooms, ensuring lots of space and versatility. The expansive principal bedroom occupies the entire first floor, boasting a dressing room with clothes rail fixtures, additional eaves storage, and an en-suite. It also benefits from multi-aspect windows for an airy environment, as well as crisp white décor and luxury vinyl flooring that is hardwearing and waterproof. The three remaining bedrooms are on the ground floor, each with a bay window for a light-filled ambience. These bedrooms are also neutrally decorated, whilst adding plush carpets for maximum comfort.





THE BATHROOMS

A family bathroom and en-suite



The ground-floor family bathroom has a monochrome-inspired aesthetic with traditional-style fixtures, including a high-level toilet, a pedestal washbasin, a towel radiator, and a freestanding roll-top bathtub with a handheld shower. Meanwhile, the principal bedroom's en-suite has a stylish open-plan layout, shielded by a partition wall for privacy. It has modern, on-trend styling, and is equipped with a toilet, a washbasin, and a double walk-in rainfall shower.



WRAPAROUND GARDENS

for the entire family

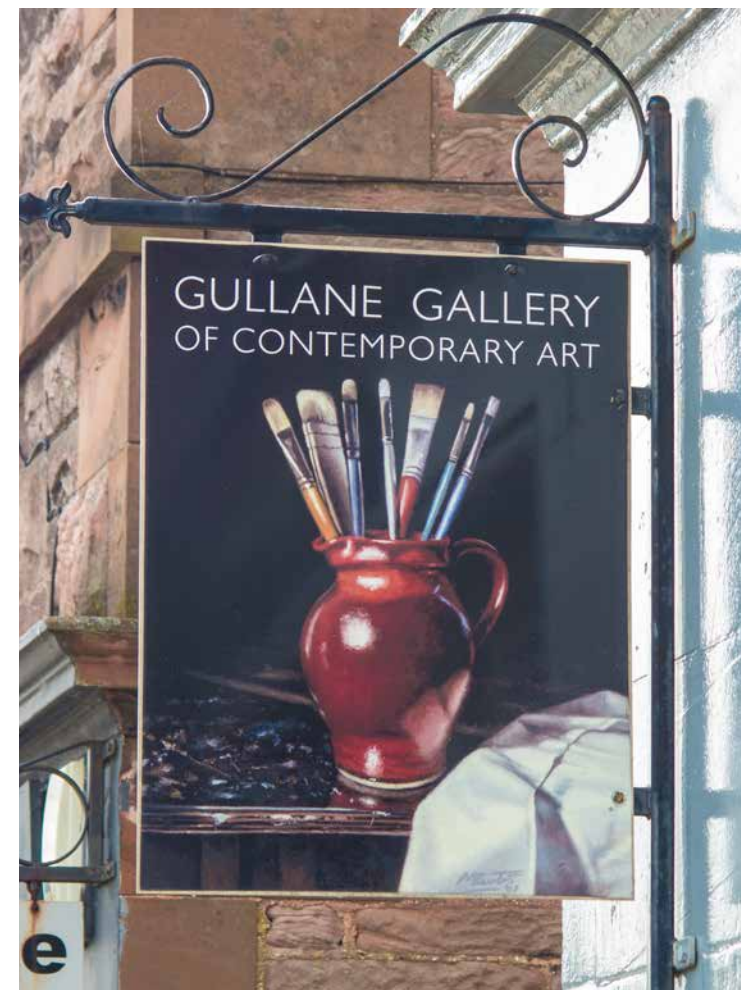
The Ridings has landscaped gardens that wraparound the home, offering carefully maintained lawns and mature planting to the front, side, and rear. They are fully enclosed for the safety of pets and children too. Furthermore, the rear garden is particularly large, enjoying a vast lawn (dotted with mature trees) and a decked area and patio for summer dining. It also offers excellent privacy and captures an abundance of sun throughout the entire day. There is also a handy garden store as well. Off-street parking is provided via a gated, front driveway and a detached single garage.

Extras: all fitted floor and window coverings, light fittings, a set of spare windows, Smeg gas range cooker, Smeg fridge/freezer, and washing machine 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

A sought-after and charming historic village, situated on the breath-taking East Lothian coast



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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