



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**40 FENTOUN GAIT EAST**

Gullane, East Lothian, EH31 2ES





Part of an exclusive CALA development in sought-after Gullane, this four/five-bedroom townhouse with private parking, is an exceptional family home meticulously designed for a luxurious lifestyle. Within easy reach of the beautiful countryside and award-winning beach, it boasts high-end accommodation, including a stylish dining kitchen opening to the charming enclosed rear garden, and a south-east-facing living room flooded with natural light. Furthermore, the southeast-facing home enjoys far-reaching country views all the way to North Berwick Law. Captivating from the minute you enter, the property welcomes you into a light and airy vestibule and hallway offering storage and a well-appointed WC. Ascending the carpeted staircase, the spacious first floor living room, raises the bar even further, enjoying tasteful decoration and French doors opening to an elegant Juliet balcony.



## FEATURES

- A stunning townhouse in Gullane
- Part of an exclusive CALA development
- Country views to North Berwick Law
- Vestibule with built-in storage
- Central hall with storage and a WC
- Living room with a Juliet balcony
- Sophisticated dining kitchen
- Adjacent shower/utility room
- Principal suite with dressing area
- Two additional double bedrooms
- One flexible bedroom/office/study
- Fifth bedroom/formal dining room
- Premium 3pc en-suite bathroom
- Contemporary 3pc family bathroom
- Landscaped front and rear gardens
- Tandem driveway for two cars









Returning to the ground floor, the contemporary dining kitchen leading to the rear garden, showcases Amtico flooring, under-base-lit cabinetry, and deluxe Silestone worktops. With space allowing for a breakfast bar and larger table it is ideal for informal dining or hosting family gatherings. High-spec integrated appliances include a fridge/freezer, double oven, dish washer and induction hob. Adjacent is a useful shower/utility room. To the front of the ground floor lies a versatile fifth bedroom/formal dining room whilst the four main bedrooms span the first and second floors. The expansive second floor principal double features a dressing area with built-in wardrobes, and further storage in the attic, accessible via a Ramsey ladder. A Velux Cabrio balcony window allows you to take advantage of the elevated views. The principal bedroom offers the luxury of a four-piece en-suite bathroom with a separate shower enclosure. Also on this floor, there is a flexible bedroom currently utilised as an office/study. Meanwhile, two additional double bedrooms lie on the first floor and share access to a family bathroom equipped with a modern three-piece suite and overhead shower. Externally, the home is flanked by neatly landscaped gardens to the front and rear. Fully enclosed, the sizeable sunny rear garden is perfect for families and pets. Thoughtfully designed with relaxation and entertaining in mind, it combines a lawn, vegetable garden, a shed, and decking along with external power points. A monoblock tandem driveway provides off-street parking, with visitor parking opposite.

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## GULLANE, EAST LoTHIAN

Gullane is a sought-after and charming historic village, situated on the breathtaking 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.



EPC RATING:

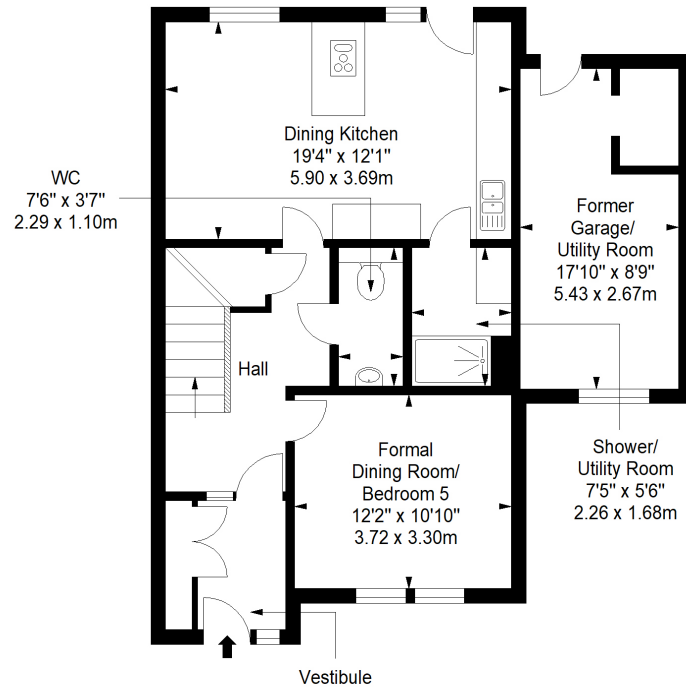


COUNCIL TAX BAND:

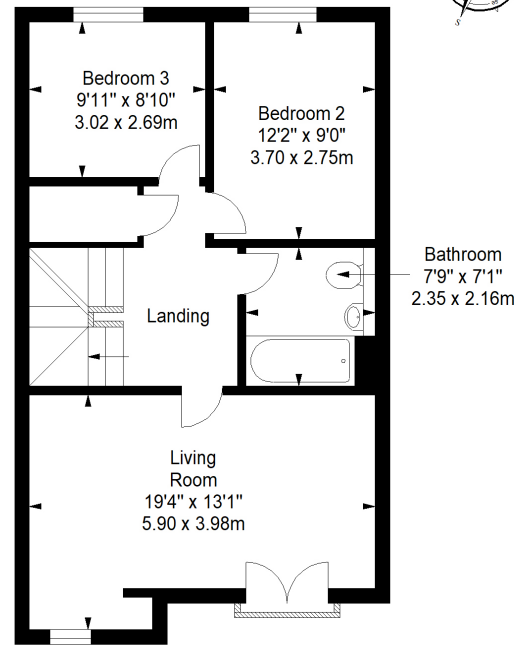


VIEWINGS: by appointment with Gilson Gray on 01620 893 481

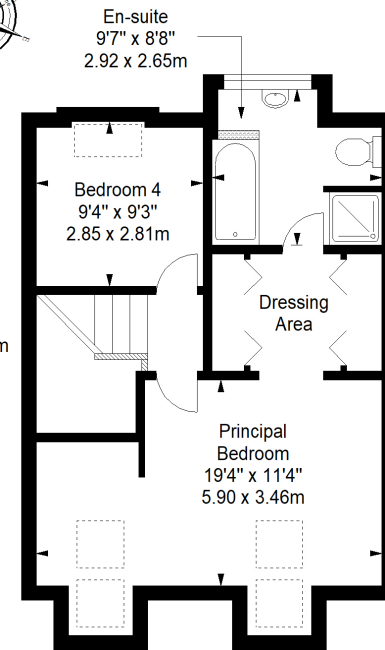
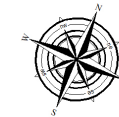
**Ground Floor**  
Approx. 73.9 sq. metres (795.5 sq. feet)



**First Floor**  
Approx. 58.4 sq. metres (628.6 sq. feet)



**Second Floor**  
Approx. 49.1 sq. metres (528.5 sq. feet)



Total area: approx. 181.4 sq. metres (1952.6 sq. feet)





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## BORDERS

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