

4 GREENCRAIG AVENUE

Gullane, East Lothian, EH31 2EZ



GILSON GRAY

LAW • PROPERTY • FINANCE

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




4 GREENCRAIG
AVENUE

PROPERTY NAME

4 Greencraig Avenue

LOCATION

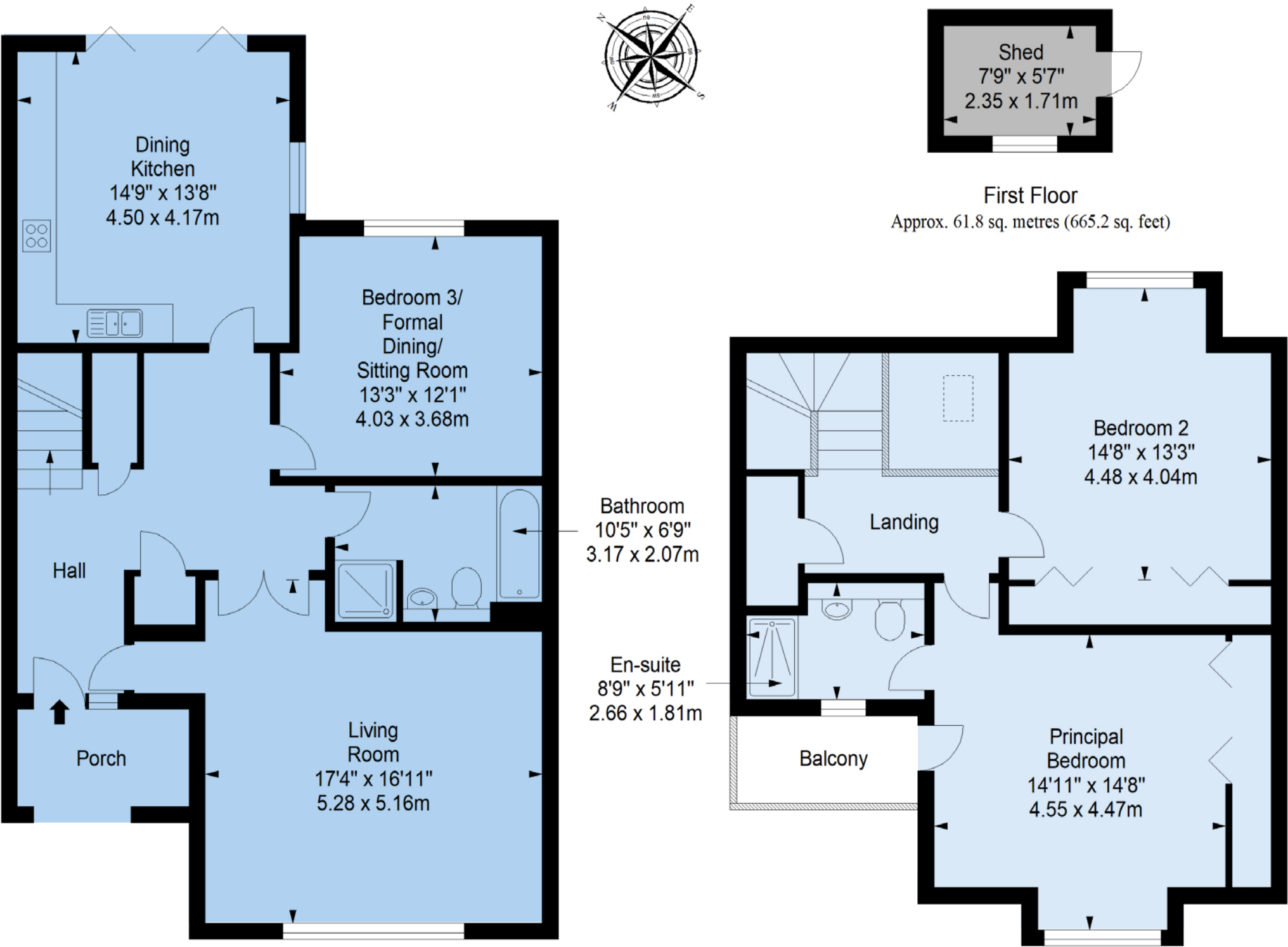
Gullane, East Lothian, EH31 2EZ

APPROXIMATE TOTAL AREA:

153 sq. metres (1650 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR ● EXTERNAL

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



CONTEMPORARY END-TERRACE HOUSE



Introducing a contemporary three-bedroom end-terrace house that offers luxurious interiors and a relaxed coastal lifestyle in the picturesque village of Gullane, forming part of the prestigious Saltcoats Grange development by Cala Homes.

Enjoying a stylish contemporary design and a blank canvas of décor throughout, this beautiful end-terrace house by Cala Homes is an exceptional three-bedroom property that offers the very best to its inhabitants. It provides a high degree of versatility to meet the needs of a wide variety of buyers and it has a host of luxurious features, including a premium dining kitchen, a private balcony, and two high-spec washrooms. The southwest-facing home further benefits from private parking and a family-friendly garden. Set beside a large public green, it also has an idyllic setting in sought-after Gullane, enjoying proximity to local amenities, transport links, the primary school, and the spectacular sandy beach.

GENERAL FEATURES

A contemporary end-terrace house by Cala Homes
Part of the prestigious Saltcoats Grange development
Offers a sought-after coastal lifestyle in Gullane village
Neutral interiors finished to exceptional standards
EPC Rating - B | Council Tax band - F

ACCOMMODATION FEATURES

Welcoming entrance hall with generous storage
Large living room with southwest-facing aspect
Ultra-modern dining kitchen with bi-folding doors
Naturally-lit landing with a built-in airing cupboard
Two large double bedrooms with built-in wardrobes
Third double bedroom/formal dining/sitting room
Private balcony with a southwest-facing aspect
Contemporary three-piece en-suite shower room
Pristine family bathroom with a four-piece suite

EXTERIOR FEATURES

Enclosed garden that is professionally landscaped
Solar-panelled roof installed to the front and rear
Two private parking spaces



Nestled behind a porch, the home's front door opens into a central hall with generous built-in storage. With its neutral palette and Amtico 'Credenza oak' floor, the hall serves as a welcoming gateway to the rest of the home, providing a glimpse of the modern interiors that await.

THE ENTRANCE

A welcoming glimpse
of what is to come



SIT BACK AND RELAX

Against a crisp white backdrop and soft carpeting, the living room is the space to sit back and relax. It is elegant and easy to style, enjoying a bright and airy ambience that is further heightened by southwest-facing windows that see a flood of natural light. It is a large space too, allowing for flexible furniture arrangements to suit your ideal layout whilst making it easy to create a comfortable and stylish living area.







THE KITCHEN

A masterpiece of modern design



Continuing the Amtico 'Credenza oak' floor, the dual-aspect dining kitchen is one of the highlights of this property, enjoying an ultra-modern design and lots of floorspace. It has a light colour palette that accentuates the sense of space even further whilst also providing an excellent range of cabinets and sweeping worksurfaces. High-end integrated appliances by Siemens create a smooth finish and bi-folding doors extend the room out into the garden for a seamless blend of indoor and outdoor living – perfect for summer entertaining.





THE PRINCIPAL SUITE



Enjoy luxury and
convenience



The two main bedrooms are on the first floor, extending off a naturally-lit landing with an airing cupboard. Both are particularly spacious offering lots of room for bedside furnishings, in addition to built-in wardrobes that stretch from wall to wall to provide optimal clothes storage. The principal bedroom enjoys further luxury, boasting a contemporary en-suite shower room for added convenience and a southwest-facing private balcony that captures lots of sun – perfect for unwinding with an afternoon beverage.



THIRD DOUBLE BEDROOM/ FORMAL DINING/SITTING ROOM

Providing extra versatility



The third double bedroom is easily accessible on the ground floor. If preferred, it could also be used as a formal dining room or a sitting room, providing owners with excellent versatility and a home that can adapt to a growing family. All three bedrooms continue the neutral decoration, whilst incorporating plush carpets for maximum comfort.





THE BATHROOMS



A serene space for relaxation

Like the principal bedroom's en-suite, the ground-floor family bathroom is designed with both style and practicality in mind, enjoying Porcelanosa tiles, Laufen sanitaryware, and Vado taps and fittings. The bathroom is neutrally presented and equipped with a four-piece suite, ensuring a serene space for relaxation. It features a hidden-cistern toilet, a storage-set washbasin, an illuminated mirror, a shower cubicle, and a bath with a handheld shower.



AN OUTDOOR HAVEN

landscaped to perfection

The rear garden is a true haven for the entire family, coming fully enclosed and landscaped to perfection. It offers a neat stretch of lawn, a shed for storage, and patio areas for outdoor dining and relaxing in the sun. The property also has two private parking spaces and a solar-panelled roof installed to the front and rear for excellent efficiency.

Extras: integrated kitchen appliances by Siemens (induction hob, concealed extractor, oven, microwave, fridge/freezer, and dishwasher) to be included in the sale. A freestanding washing machine is available by negotiation. 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.



The rear garden is fully enclosed and landscaped to perfection



GULLANE

East Lothian



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.





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