

# CHAMPVRAIE

PROPERTY

Wellbank Cottage, Goose Green Road, Gullane, EH31 2AT



OFFERS OVER  
**£650,000**

[WWW.CHAMPVRAIE.CO.UK/HELLBANKCOTTAGE](http://WWW.CHAMPVRAIE.CO.UK/HELLBANKCOTTAGE)

# WELCOME TO WELLBANK COTTAGE

Nestled in the heart of Gullane's highly sought-after Goose Green area, Wellbank Cottage is a captivating residence that seamlessly blends historic charm with modern comfort.

Built circa 1880, Wellbank cottage comprises of a traditional stone structure that elevates the traditional character of the cottage. The cottage offers a private parking space to the north of the premise across from the green. A lovely secluded garden is included, providing a peaceful sunspot right in the center of the village. Both dining room and kitchen receive excellent sunlight also.

The cottage features large bay windows at the front entrance, inviting an abundance of natural light. Ascend the classic wooden bannisters of the spiral staircase to the first floor, where you'll find a shower room boasting an electric shower and toilet, upper hall and two spacious bedrooms with king-sized beds and picturesque views, both equipped with built-in storage.

Downstairs, there is a large living room, complete with a serviced gas fire, offers a cozy haven with serene garden views. As you make your way through the hall you will find a spacious third bedroom hosting two single beds. Further through, you will come across a cozy and versatile nook with newly added wallpaper and lighting, perfect for a home office or playroom. A large second bathroom can be found further down the hall boasting a mains powered shower, storage and toilet with a large skylight.

The rear garden access is located opposite the bathroom with a secure door and security light. In the garden you'll find beautiful greenery and a large garden shed, ideal for garden tools or golf clubs! A small patio area is located to the northern area of the garden, providing an excellent spot to enjoy a coffee or spot of lunch to enjoy the private and pretty garden. A newly built garden gate can be found with street access to goose green road.

Wellbank cottage hosts a spacious dining area with two double sash and case windows offering excellent sunlight and beautiful views of the garden. There is a kitchen located at the northern end of the cottage that consists of beautiful granite work top, ample storage space and an excellent view of the garden. The afternoon sunlight provides an ideal setting for cooking and enjoying time in the kitchen. A practical utility room houses a one-year-old combi boiler and offers additional storage. Recently repainted throughout, Wellbank Cottage presents a fresh and inviting ambiance. This charming home is a rare gem, offering privacy and tranquility in a prime Gullane location.





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APPROX 1392 SQ FT

## FEATURES

### SERVICES

Mains water, electricity and drainage supply.

New gas combi boiler installed in 2023 powering heating and hot water.

### CONSERVATION AREA

Wellbank cottage is situated within the Gullane conservation area.

### FIXTURES & FITTINGS

New luxury furniture including blinds, lights, lounge and dining furniture may be available subject to separate negotiation.

TENURE : FREEHOLD

EPC RATING : F

COUNCIL TAX : F



# LEARN ABOUT GULLANE

Nestled along the stunning coastline of East Lothian, Gullane offers an idyllic lifestyle combining natural beauty, rich history, and modern conveniences. Perfect for families, professionals, and retirees, this charming village is just 40 minutes from Edinburgh, providing a peaceful retreat with easy access to the city.

## Golf Courses

Gullane is a golfer's paradise, home to several prestigious courses:

- Gullane Golf Club: Boasting three superb links courses.
- Muirfield: Renowned for hosting The Open Championship.
- Luffness New Golf Club: Offers a challenging round amid scenic views.
- Archerfield Golf Club
- Renaissance Golf Club : Hosting the 2024 Scottish open.

## Schools in the Catchment Area

- Gullane Primary School: A well-regarded primary school with a nurturing environment.
- North Berwick High School: Offers outstanding secondary education, known for its academic achievements and extracurricular activities.

## Amenities

Gullane provides all the essential amenities to meet your daily needs:

- Shops and Boutiques: Explore local stores and specialty shops.
- Restaurants and Cafés: Enjoy a variety of dining options including a stones throw from the famous Bonnie Badger!
- Healthcare: Access to quality healthcare services, including a local GP practice and dental clinics.
- Recreation: Beautiful beaches, nature reserves, and parks perfect for outdoor activities.

## Location

Situated only 20 miles from Edinburgh, Gullane offers the perfect balance of tranquil village life with the convenience of city access. Commuting is a breeze with;

- Regular bus services.
- Nearby train stations in Drem and North Berwick.

Experience the unparalleled charm and convenience of Gullane, East Lothian. Make this vibrant village your home and enjoy a lifestyle where community, leisure, and nature thrive in harmony.



## BEDROOMS

**First floor :** Large bedrooms consisting of king sized beds in both rooms plus inbuilt storage. Lovely views from both rooms.



**Ground floor:** Spacious lower bedroom consisting of two single beds, views over the front garden and plentiful room for storage.



## LIVING SPACE & KITCHEN

**Kitchen:** Modern design kitchen with granite worktop, ample storage space and an additional utility room. Lovely view to the rear garden.



**Living rooms:** Warm and cozy living room including a working gas fire and a spacious dining room ideal for gatherings and relaxing.



## ADDITIONAL ROOMS

**Porch :** A newly decorated porch with large bay windows and a beautiful wooden bench are ideal for storing boots and shoes before entering the cottage.



**Nook:** A newly decorated nook with large storage cupboards, lovely lighting and view from the garden is ideal as a study or childrens playroom.

**Hallway and staircase:** Bright and spacious hallways including a classic style wooden bannister for the stairs.



## BATHROOMS

**Main Bathroom:** Large bathroom including a bath and mains shower, high sky light window, storage cupboard and towel radiator.

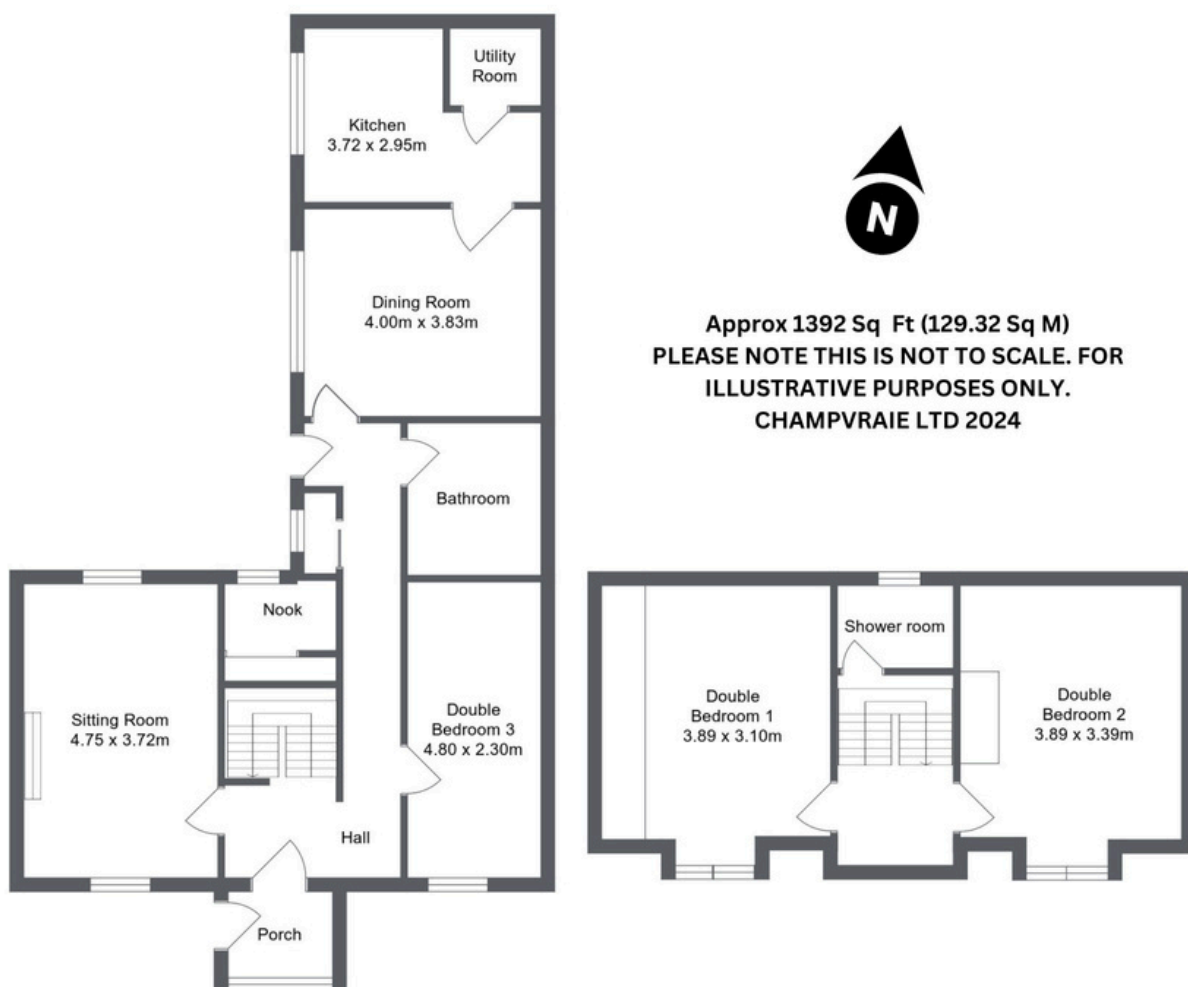


**Shower room:** Located on the upper floor, this includes an electric powered shower, toilet and sink with warm sunlight coming through the high window.



## FLOOR PLAN

Wellbank Cottage, Goose Green Road, Gullane. EH31 2AT



# GET IN TOUCH

Information for interest parties;

## Viewings

To arrange a viewing you must contact Champvraie Property at **Bradley@champvraie.co.uk** or telephone **0131 603 4476**

## Making an Offer

Offers should be submitted in Scottish Legal Form to the selling agents Champvraie Property. Please note that you are required to register your interest with Champvraie Property so that you may be advised if a closing date is set. In addition, the seller maintains the right to accept any offer at any given time.



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