



HAMILTON

SANDS

A collection of four bespoke luxury homes nestled in the heart of Gullane, offering contemporary family living in an exclusive coastal setting.

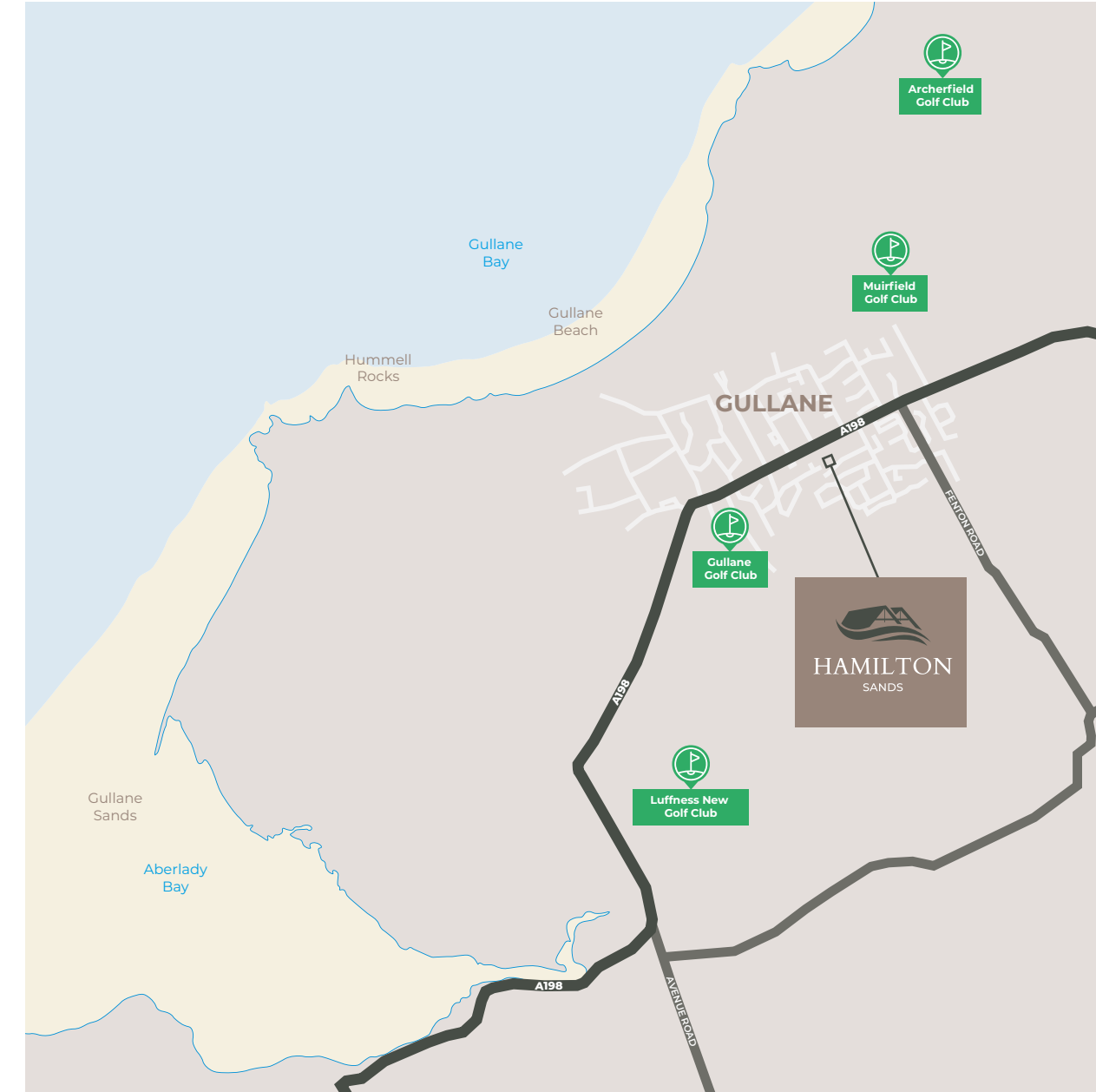
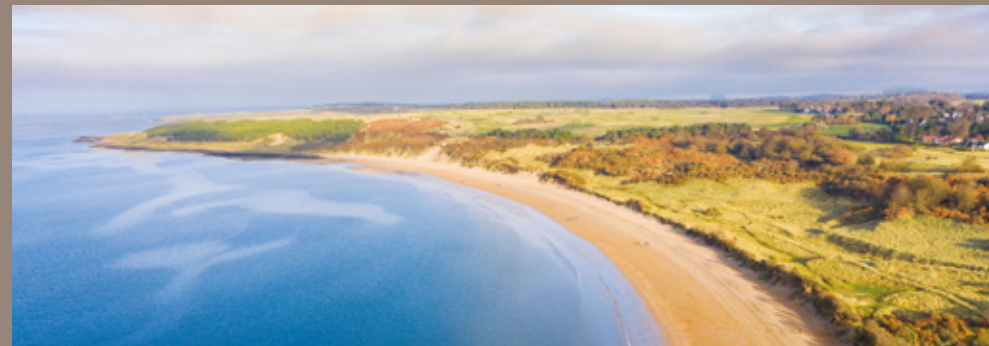


LOCATION

Gullane is one of East Lothian's most desirable villages, known for its pristine beaches, world-class golf courses, and vibrant local community. Nestled on the southern shore of the Firth of Forth, it offers the perfect balance of peaceful coastal living with easy access to Edinburgh.

The village itself boasts an excellent selection of cafés, restaurants, and boutiques, as well as everyday amenities including a local grocer, post office, and primary school. For outdoor enthusiasts, the proximity to Gullane Bents beach, nature trails, and top-tier golf courses provides an unmatched lifestyle.

- **Edinburgh City Centre:** Approx. 45 minutes by car
- **North Berwick:** 15 minutes by car
- **Dirleton Castle & Gardens:** 5-minute drive
- **Gullane Golf Club:** Walking distance
- **Edinburgh Airport:** Around 50 minutes



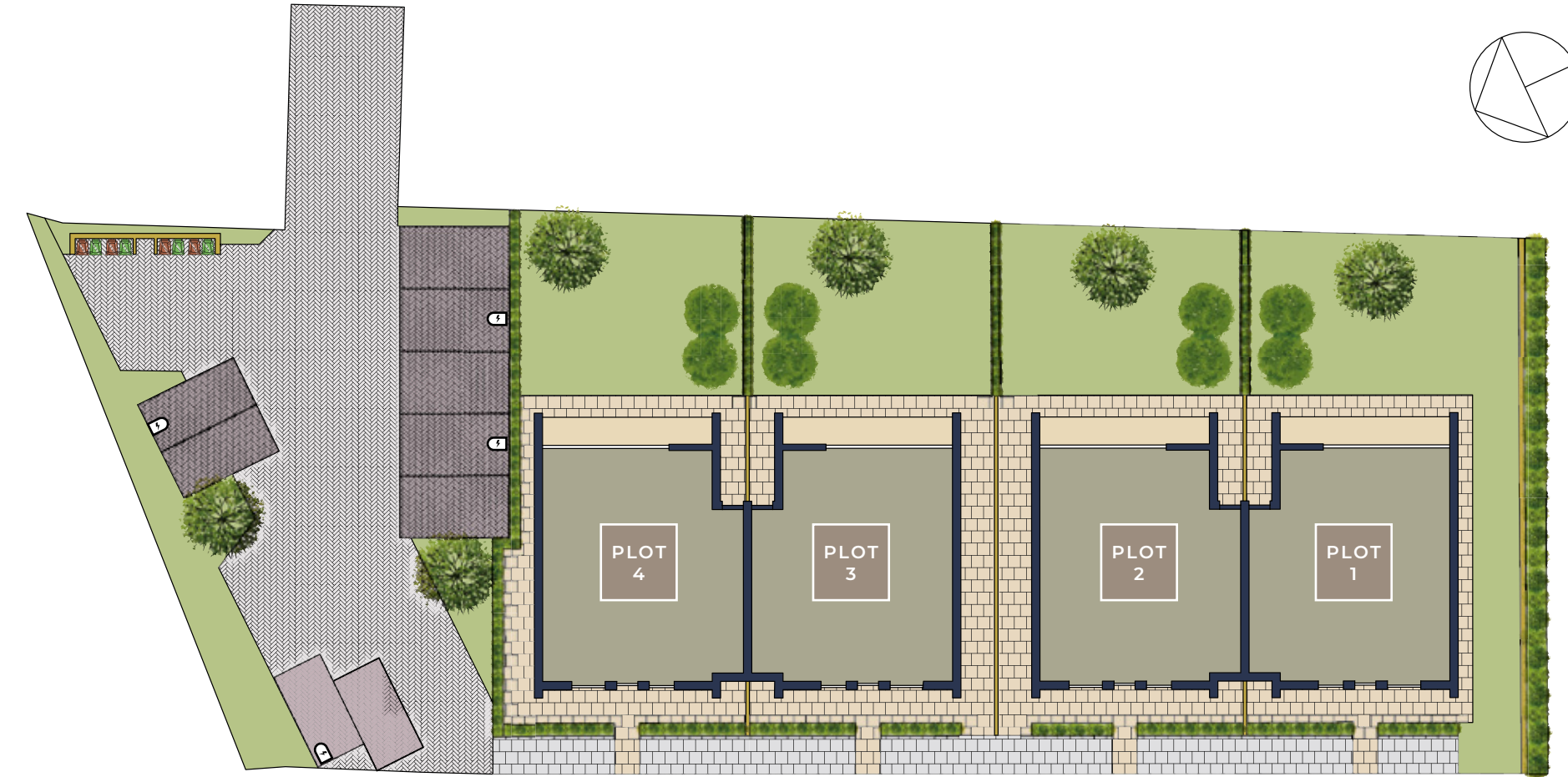
THE DEVELOPMENT

This exclusive collection of four houses is located at the end of the highly sought-after Hamilton Road. Each property has been carefully designed to complement the surrounding landscape, offering a blend of elegant architecture and practical family living.

Every home includes: Private parking and gardens • Open-plan living/dining/kitchen areas • Four spacious bedrooms



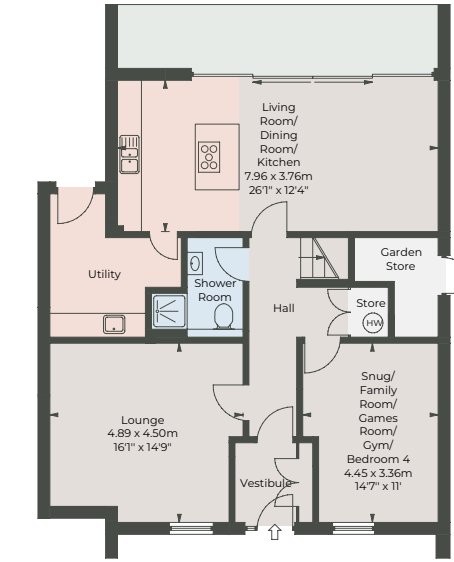
SITE OVERVIEW



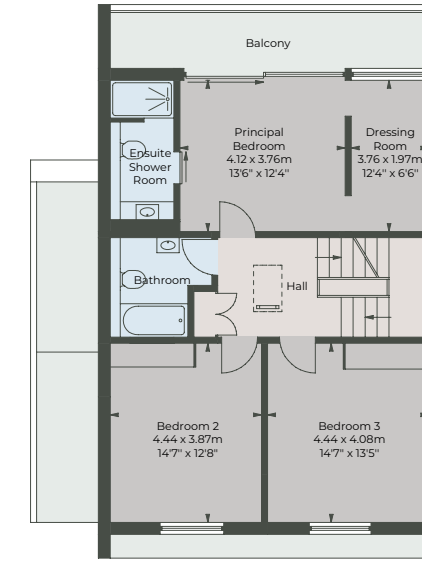


PLOTS 1 & 3

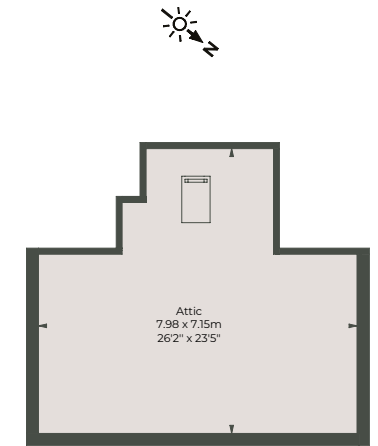
Approx. Gross Internal Area
192.77 Sq M - 2075 Sq Ft
(Including Garden Store)
Attic: 45.24 Sq M - 487 Sq Ft



Ground Floor



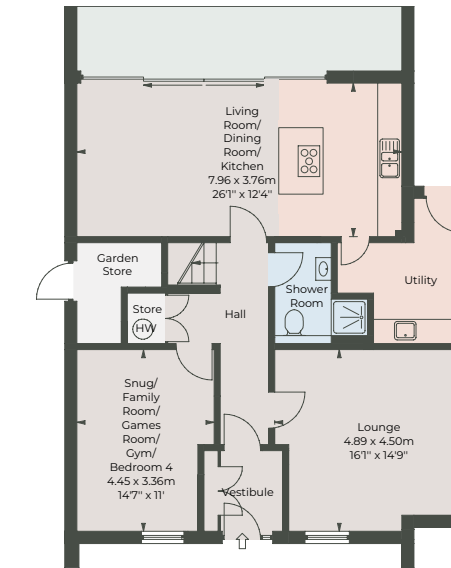
First Floor



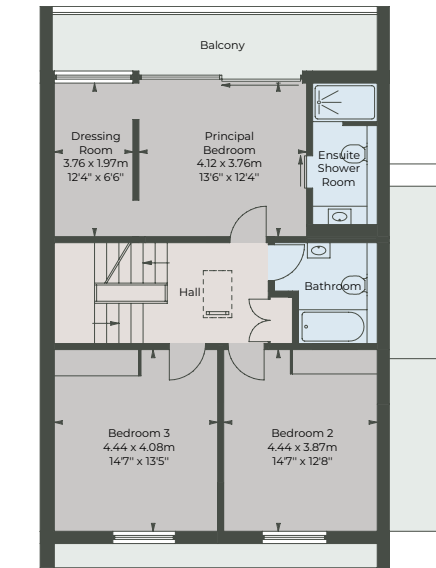
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PLOTS 2 & 4

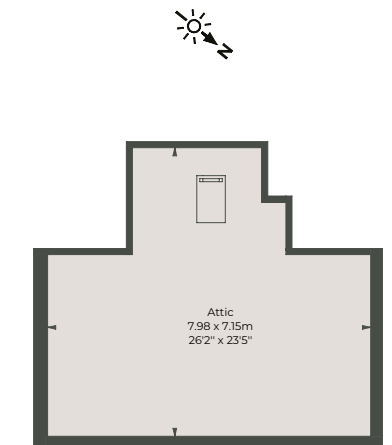
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Ground Floor



First Floor



Attic

THE PROPERTIES

A collection of beautifully crafted four-bedroom home in the heart of Gullane, blending coastal charm with contemporary design and exceptional specification.

Positioned within an exclusive development of just four bespoke residences at the end of Hamilton Road, this striking new build offers generous, thoughtfully designed living space. Combining architectural elegance with high-performance materials and modern comforts, the property presents an outstanding opportunity to enjoy village life in one of East Lothian's most desirable coastal locations.

At the heart of the home lies a generous open-plan kitchen, dining and living space, finished with high quality cabinetry, sleek worktops, and a full suite of integrated Siemens appliances. A separate utility room offers additional storage and functionality, ideal for busy family life.



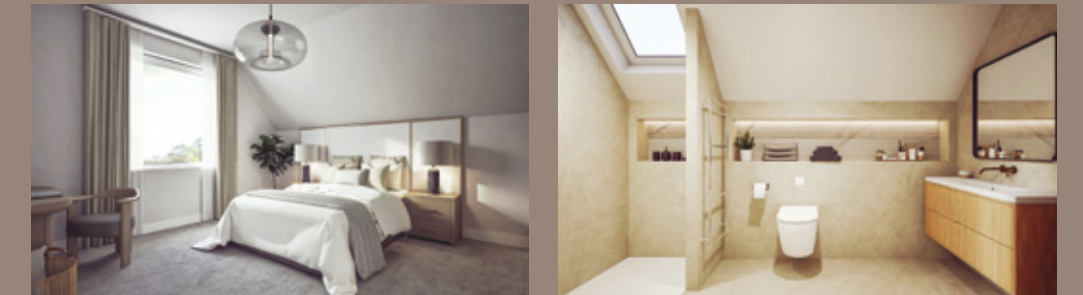


The principal bedroom enjoys access to a private terrace, alongside a walk-in dressing room and luxurious en suite with underfloor heating and designer fittings. Three further double bedrooms, a stylish family bathroom, and a flexible attic room; perfect for a home office, gym or games room, complete the spacious accommodation.

Throughout, the home is finished to an exceptional standard: engineered timber flooring in key living areas, plush carpets in all bedrooms, and solid timber doors with brushed stainless-steel ironmongery. State-of-the-art technology includes smart app-controlled underfloor heating, Wi-Fi boosters on every level, optical fibre connectivity, and a smart doorbell system.

Externally, aluminium-clad timber windows and a mix of slate and single ply roofing offer durability and energy efficiency, supported by an Air Source Heat Pump system and insulation delivering a predicted EPC rating of B+. The landscaped rear garden features a slab-decked terrace with glass balustrade, lawned areas, and outdoor lighting, while a monobloc driveway provides private parking with provision for an EV charging point.

This is modern family living at its most refined, designed for comfort, sustainability and effortless style, in a setting that balances village charm with access to Edinburgh and the East Lothian coastline.



SPECIFICATION

KITCHEN & UTILITY

- High quality kitchen and worktops
- Siemens ovens and Hobs
- High specification integrated appliances and white goods
- Separate utility room with sink, cabinets and plumbed for washer / drier

BATHROOMS & ENSUITE

- Designer sanitaryware, taps, showers and fittings
- Heated towel radiators
- Underfloor heating
- High quality mirror with LED feature lighting
- High quality tiling to walls and floors

DECORATION & FINISHES

- High quality painted finish to internal walls, ceilings, and woodwork
- High specification solid timber doors
- Stainless steel lever door handles and hinges
- Fitted carpets in all bedrooms
- High quality engineered wood flooring to living, dining, and kitchen areas

PLUMBING & HEATING

- Air Source Heat Pump
- Underfloor Heating throughout, programmable via App
- Heated towel radiators in Bathroom and En Suite

DATA & MULTIMEDIA

- Optical Fibre for fast broadband and streaming
- Sky TV, digital terrestrial aerial and cabling enabled
- Wi-Fi Boosters on all floors
- Smart Doorbell system

ELECTRICAL

- Low energy lighting fitted throughout
- Spotlights in kitchen and bathroom areas
- Pendants in bedrooms
- External private lighting
- Electrically operated roof lights, with rain sensors

SECURITY & SAFETY

- Alarm system (available upon request)
- Heat and smoke detectors

PRIVATE PARKING

- Provision for future car charging point
- Lighting and power

EXTERNALS

- Aluminium Clad timber doubled glazed windows.
- High performance AluClad timber external doors fitted with three-point locking system.
- Glass doors to rear garden area
- Sliding glass door to principal bedroom terrace
- Terrace with slab decking and glass balustrade.
- 1.8m fully slatted fence between units
- Monobloc driveway
- Outside cold-water tap
- Seeded lawns to rear garden area
- Cold water tap

CONSTRUCTION

- High quality timber frame materials
- Single ply flat roof and slate roof with skylights
- PVC rainwater goods
- Utility, drainage and water connections

STORAGE

- External storage area under entrance stair – for bikes, garden equipment etc.
- Separate utility room with additional storage
- Walk in dressing room off master bedroom
- Built-in wardrobe in bedrooms
- Storage / linen cupboards on each floor

SUSTAINABILITY FEATURES

- Air Source Heat Pump is a low-carbon heating source that works by absorbing heat from the environment. It transfers heat from the outside air to water, which can then be used to heat rooms in your home via underfloor heating. Air source heat pumps are a renewable way of heating your home effectively and efficiently
- The houses have a predicted EPC rating of B+
- Very low cost of heating due to high levels of insulation and B+ rating for EPC
- Provision of cabling for future brand specific car charging points to be fitted by owners





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