



St Clair, Station Road
Gullane, East Lothian, EH31 2HE



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St Clair

Station Road, Gullane

Beautiful family home with impressive accommodation and charming gardens in prime East Lothian location.

- Open-plan family/dining room & kitchen
- Sitting room
- Conservatory
- Principal bedroom with built-in wardrobes
- Two further double bedrooms, both with storage
- Two shower rooms
- Partially floored attic with power
- Multi-car driveway
- Garage with utility & workshop, power and automatic door
- Private gardens
- Gas central heating & double glazing



Offers Over: £535,000

Home Report: £550,000

EPC Rating: D

Council Tax: E

Tenure: Freehold

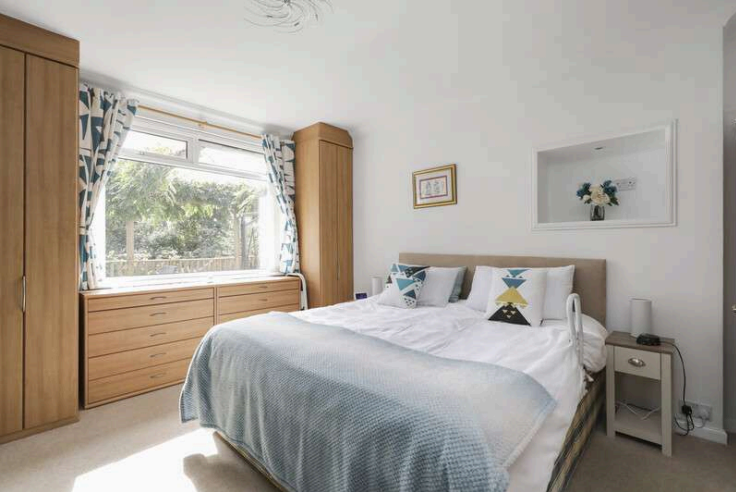
About the Property

Situated in the charming, historic village of Gullane, this lovely detached family home offers wonderful accommodation and beautiful outdoor space.

Approached from a large private driveway, the front door of St Clair opens into a welcoming hallway, which leads to the impressive accommodation. The sitting room enjoys an westerly aspect and has a handsome gas fire and mantel at the focal point. From here you access the sunny conservatory, currently used as a dining room, and doors open onto a generous raised decking area overlooking the southerly facing garden.

Recently refurbished, the kitchen is fitted with modern wall and base cabinets and is replete with appliances. The room enjoys an open-plan layout with the family/dining room, which has a southerly aspect and sliding doors to the lovely rear garden. An inner hallway off the family/dining room provides garden access, a three-piece shower room and direct access to the garage, which has a utility area.





There are three double bedrooms, the principal bedroom offers built-in wardrobes, while bedroom two has wardrobes and drawers, and the third bedroom has a press with hanging storage. Completing the accommodation is the main shower room, which has tiled flooring with the added benefit of underfloor heating.

The property also offers excellent storage, including a large linen cupboard, a cupboard for coats and shoes which is fitted with shelving, and a partially floored attic which is insulated and has lighting, power and shelving, and offers scope for development. Gas central heating with Hive control and double glazing ensure a warm home all year round.

Externally, the private garden has been beautifully maintained with fruit and vegetable beds, apple trees, Mediterranean style paving, decking with attractive lights and a large area of lawn and a patio. There is ample space for parking with the driveway allowing for multiple vehicles. The large single garage has utilities and a workshop area, as well as fluorescent lights, power and an automatic garage door.

Extras

To include all fitted flooring and fitted carpets, light fixtures, blinds, double oven, hob, cooker hood, dishwasher, washing machine and fridge in the sale.





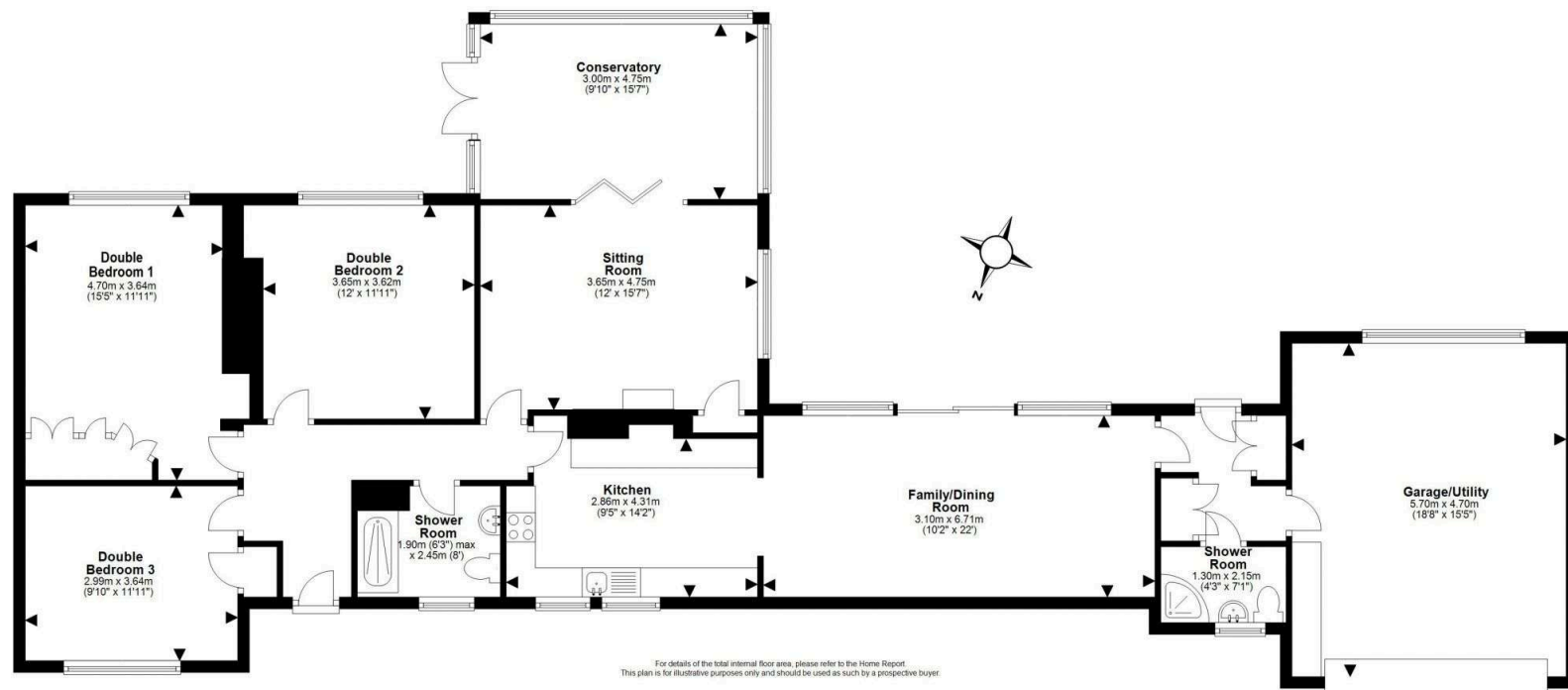
Location

Situated on the breathtaking East Lothian coast and within easy reach of Edinburgh city centre, Gullane offers walks through the dunes and views across the Firth of Forth to Fife.

The main street has a range of local shops catering for everyday requirements, as well as independent shops, galleries, coffee shops, and restaurants. Further shopping, including supermarkets, can be found in neighbouring North Berwick and Haddington.

The surrounding area offers outdoor pursuits including sailing clubs, tennis clubs, golfing and horse riding facilities. Gullane 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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