


COULTERS[©]

PLOT 1, GLENMAREE MAIN STREET

GULLANE, EAST LOTHIAN, EH31 2DA

 4 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A stunning and individual new build townhouse with a generous and appealing layout. Careful attention has been given to fixtures and fittings throughout with quality and bespoke finishes, oak doors, well planned kitchen by Archispek and contemporary bathrooms by Wild Boar.

Excelling current energy efficiency building standards with Norrsken triple glazed passive house windows and doors, excellent levels of insulation and airtightness, air source heat pump, mechanical heat recovery and ventilation and solar PV panels. There is also an electric car charging point located at the parking space for the property.

The accommodation benefits from high ceilings throughout. The ground floor accommodation is fitted with engineered oak flooring and comprises; welcoming entrance hall with cupboard; cloakroom with WC; snug/family room; utility room; and large kitchen/dining/family room providing ample room for cooking, dining and relaxation.

KEY FEATURES



Stunning contemporary architect designed home.



Four double bedrooms, one with ensuite.



Sheltered enclosed garden & roof terrace.



Parking space with electric car charger.



Impressive eco credentials with modern technology.



Close to shops, cafes, restaurants & the beach.

SPECIFICATION

Heating and Plumbing

- Air Source Heat Pump - Vaillant 7KW
- Underfloor heating to ground floor
- Hot Water Cylinder - 250 litre unvented tank

Energy Efficient Installations

- Mechanical Heat Recovery and Ventilation - Zehnder Comfoair Q450
- Solar Panels - Estimated yield for 9 solar panels is 3015 kwh per annum.
- Electric Car Charger at parking space

Windows and Doors

- Windows & Doors - Norrskan, Triple Glazed Passive House timber framed
- Sky lights - Triple Glazed

Kitchen

- Archispek kitchen to include:
- Kitchen painted in De Nimes, Farrow & Ball
- Oak cupboard doors
- Dark Grey carcass and Blum drawers
- 20 mm Quartz Worktop
- Siemens oven
- Siemens microwave oven
- Siemens dishwasher
- Siemens recirculating venting hob
- Siemens fridge freezer
- Blanco undermount sink
- Quooker tap

Internal Finish and Specification

- All walls to plaster skim, white emulsion finish
- Woodwork to white satin paint finish

Internal Doors and Stair

- Doors - LPD Vancouver 5 panel Oak or similar
- Stairs - Pearstairs Oak

Flooring

- Ground floor engineered flooring - Atkinson & Kirby, Chiswick Oak
- Upper floors – ready for client's choice (not included in sale)

Lighting

- Mix of energy efficient downlighters and pendant fittings
- Bathrooms/Ensuite/WC
- Quality tiling to walls and floors
- Underfloor heating
- Kudos shower trays
- Hansgrohe fittings
- The White Space Lab WC's
- IDEAL STANDARD Vanity units
- Kaldewei Saniform Steel Bath
- Scudo fitting and mixers

External Specification

- Front garden to include:
 - Gravel with sandstone flagstones
 - Steel front gates
- Rear garden to include:
 - Sandstone patio
 - Turf
 - Raised beds
 - Wooden fencing between properties
- Bedroom Terrace to include:
 - Decking boards
 - Wooden pergola

An Archispek kitchen comprises excellent storage, quartz worktops, integrated Siemens appliances, a Bora hob and a Quooker tap. An island unit defines the space and a large skylight floods the living space with light. Sliding doors give direct access to the garden.

On the first floor the principal bedroom to the rear has a stylish ensuite and access to the terrace; double bedroom 2 and a modern family bathroom complete the first floor; on the second floor there are two double bedrooms and a large shower room.

There is a garden to the front, and to the rear a sheltered, enclosed, easily maintained garden, a charming outside terrace is accessed from the principal bedroom with outlook to the back.

EXTRAS

The property benefits from an ICW Warranty Specification outlines fixtures and fittings.

Completion expected August 2024.

GET IN TOUCH



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Approx. Gross Internal Area
2384 Sq Ft - 221.47 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.