

COULTERS®

21 HOPETOUN TERRACE

GULLANE, EAST LoTHIAN, EH31 2DD

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

An exceptional four bedroom mid-terraced period home, ideally located in the heart of the highly sought-after village of Gullane.

Just a short walk from the local primary school, popular golf courses, and the beach, this beautifully upgraded property perfectly blends classic charm with modern convenience.

It benefits from a fully enclosed west-facing rear garden and private off-street parking to the rear.

KEY FEATURES



Terraced period home



Four double bedrooms



Private enclosed garden to the rear



Off street parking



Within a short walk of all local amenities



Period features



EPC Rating - D



Council Tax Band - F





The accommodation comprises: a welcoming entrance vestibule and hallway; a generous living room featuring a bay window, gas fire, and newly installed double-glazed sash-and-case windows; and to the rear, a bright dining room with original wood flooring, leading into a stylish kitchen with garden views, integrated appliances, and a range cooker. Just off the kitchen is a convenient WC and a separate room plumbed for a shower.

Upstairs, the property offers a spacious principal bedroom with bay window, three additional well-proportioned bedrooms, and a modern family bathroom. A fully floored attic room is accessed via a Ramsay ladder and presents an exciting opportunity for further development, subject to gaining the necessary consents.



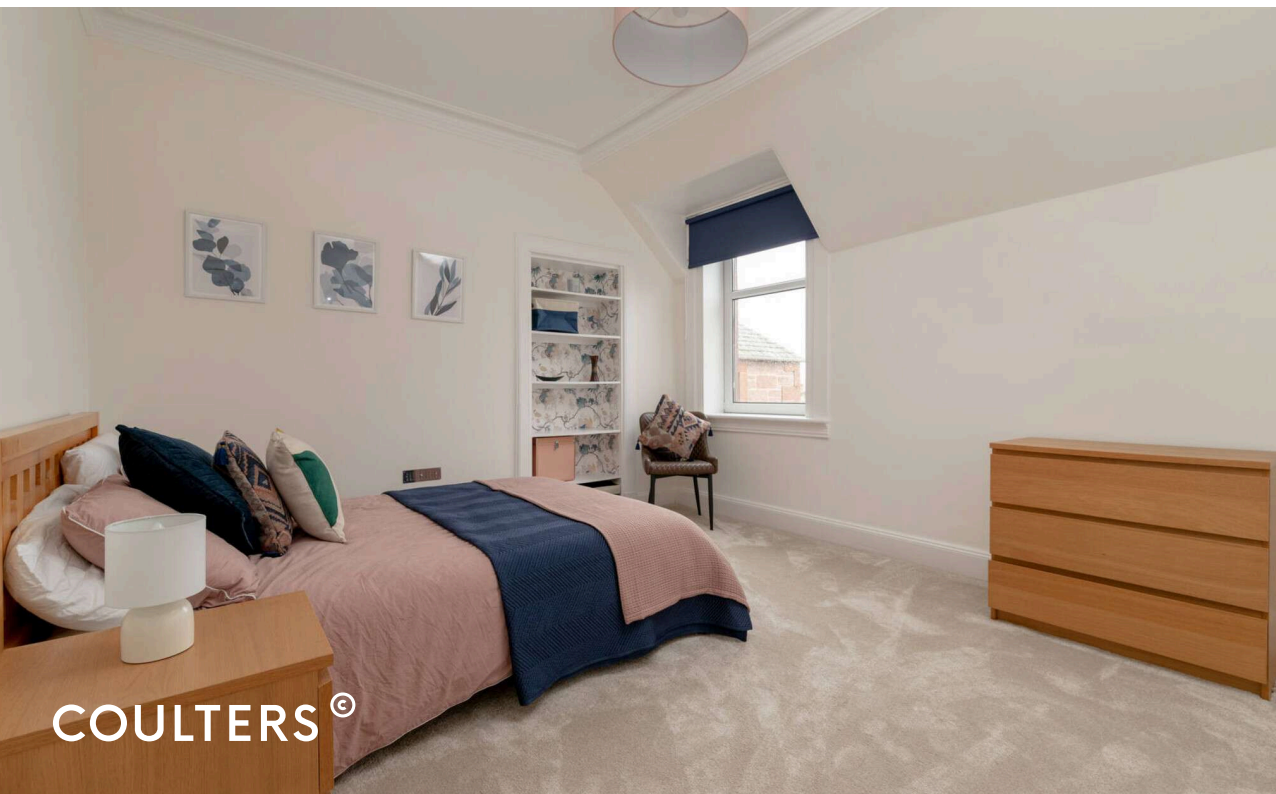


THE LOCAL AREA

Gullane is an idyllic, highly desirable coastal village situated less than 45 minutes East of Edinburgh. Its world renowned golf courses and stunning sandy beaches with breath taking views make it a popular location for walkers and golfers alike.

There are a variety of local amenities including an optician, chemist, a Margiotta and Co-op, alongside a number of popular local restaurants and cafes, and with world renowned golf courses on your doorstep this property is ideally situated.

Highly regarded schooling is available at Gullane Primary School and North Berwick High School. Regular train services from Drem and North Berwick take you into Edinburgh's city centre in less than thirty minutes and the city bypass is within easy reach.



EXTRAS

All integrated appliances, fitted floor coverings, window coverings and light fittings included in the sale.

Additional features include gas central heating, complete rewiring throughout, newly installed plumbing on the first floor, and double glazing throughout.

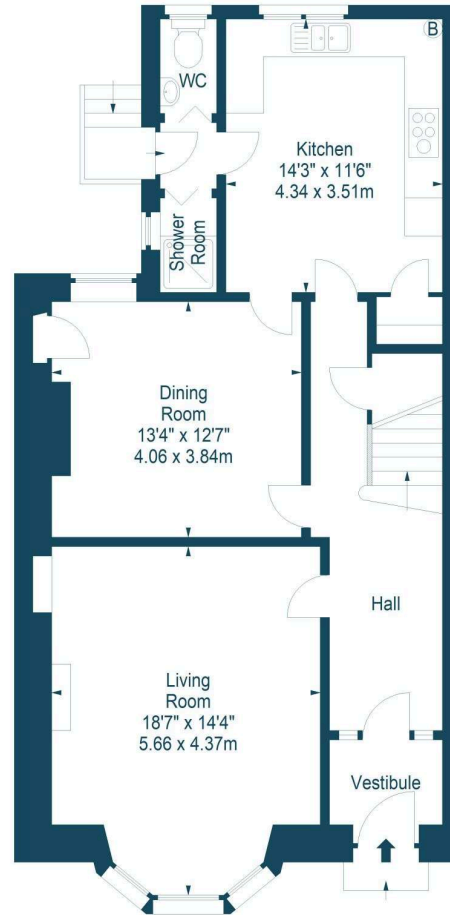
HOME REPORT VALUATION: £685,000



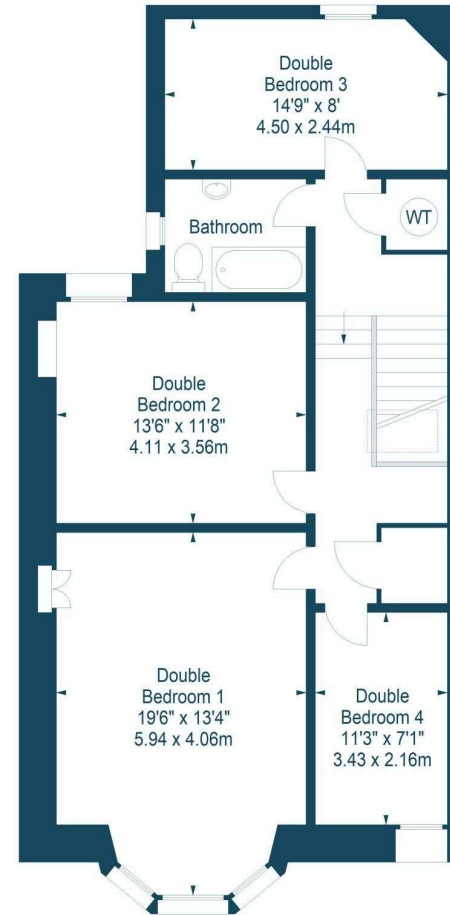
Hopetoun Terrace,
Gullane,
East Lothian, EH31 2DD



Approx. Gross Internal Area
1671 Sq Ft - 155.24 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor

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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.