

PINE RIDGE

Hummel Road, Gullane, East Lothian, EH31 2BG



PINE
RIDGE



GILSON GRAY

LAW • PROPERTY • FINANCE



AN EXCLUSIVE
Gullane
SETTING

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A picturesque coast and country lifestyle roughly 45 minutes by car from Edinburgh



IMPRESSIVE
architect-designed
HOUSE



FEATURES

- A superior, architect-designed, link-detached house
- ... Enviable location in highly sought-after Gullane
- ... Close to an incredible beach and the countryside
- ... Carefully curated interiors of exceptional standards
- ... Significant plot with stunning front and rear gardens
- ... Gated, multi-car driveway and attached double garage
- ... EPC Rating - D | Council Tax band - G

ACCOMMODATION

- Naturally-lit reception hall with a WC/cloakroom
- ... Expansive living room with wall-set, living-flame fire
- ... Spacious dining room with French doors to garden
- ... Modern conservatory with idyllic leafy views
- ... State-of-the-art German breakfasting kitchen with:
Central island incorporating a breakfast bar
Ultra-modern cabinetry and Silestone worktops
High-end integrated appliances by Siemens
- ... Utility room with further storage and workspace
- ... Landing with a snug and inspiring country views
- ... Impressive principal suite with:
A large walk-in wardrobe/dressing room
Luxurious 4pc en-suite bathroom
- ... Second en-suite bedroom with:
Contemporary 3pc en-suite shower room
- ... Three further double bedrooms
- ... Generous built-in wardrobes (to four bedrooms)
- ... High-spec family shower room with 4pc suite



Pine Ridge is a spectacular, architect-designed house completed to the highest standards and set in the most exclusive part of Gullane on the East Lothian coast. Designed around space and light, the bright interiors are beautifully curated, featuring modern décor and luxury finishes. The family home boasts two elegant reception areas, a suntrap conservatory, and five double bedrooms, supported by abundant storage and high-specification bathroom facilities. A stylish German kitchen forms the heart

of the home with seating and an open flow to the reception rooms. Outside, the grounds are equally impressive, offering secure private parking for several vehicles and beautiful, mature gardens. Location wise, Pine Ridge forms part of an exclusive enclave of homes in the highly sought-after coastal village of Gullane. It is just a brief walk from the area's incredible beach, golf course, countryside, and the quality village amenities, making it an enviable setting for families.



NATURALLY-LIT reception HALL

Pine Ridge opens with a naturally-lit reception hall that immediately establishes the home's interior standards. It is a wonderful introduction that offers a strong first impression and a convenient WC/cloakroom.



WELCOME TO THIS
coastal home
IN A COVETED LOCATION



Characterised by expansive dimensions and oversized garden-facing windows, the living room offers space and style in equal measures, along with a scenic ambience. It features a striking aesthetic too, pairing a designer accent wall with neutral décor and a soft carpet. A wall-set fire (with a living-flame effect) adds the finishing touch of sophistication. A dining room (with matching décor) openly extends off the kitchen while remaining connected to the living area via a

sliding pocket door. This allows a sociable flow through the home, opening up it for family gatherings and special occasions. Plus, French doors extend the dining area out onto the rear garden's patio for those summer get-togethers. Also connected to the garden is a modern conservatory that soaks up the sun and the leafy backdrop, providing a tranquil setting for unwinding and socialising.

SEMI-OPEN-PLAN reception rooms

FOR A SOCIABLE FLOW



"Pocket sliding doors allow the rooms to be connected or remain separate"

"French doors extend the dining area out onto the rear garden's patio for Summer get-togethers "



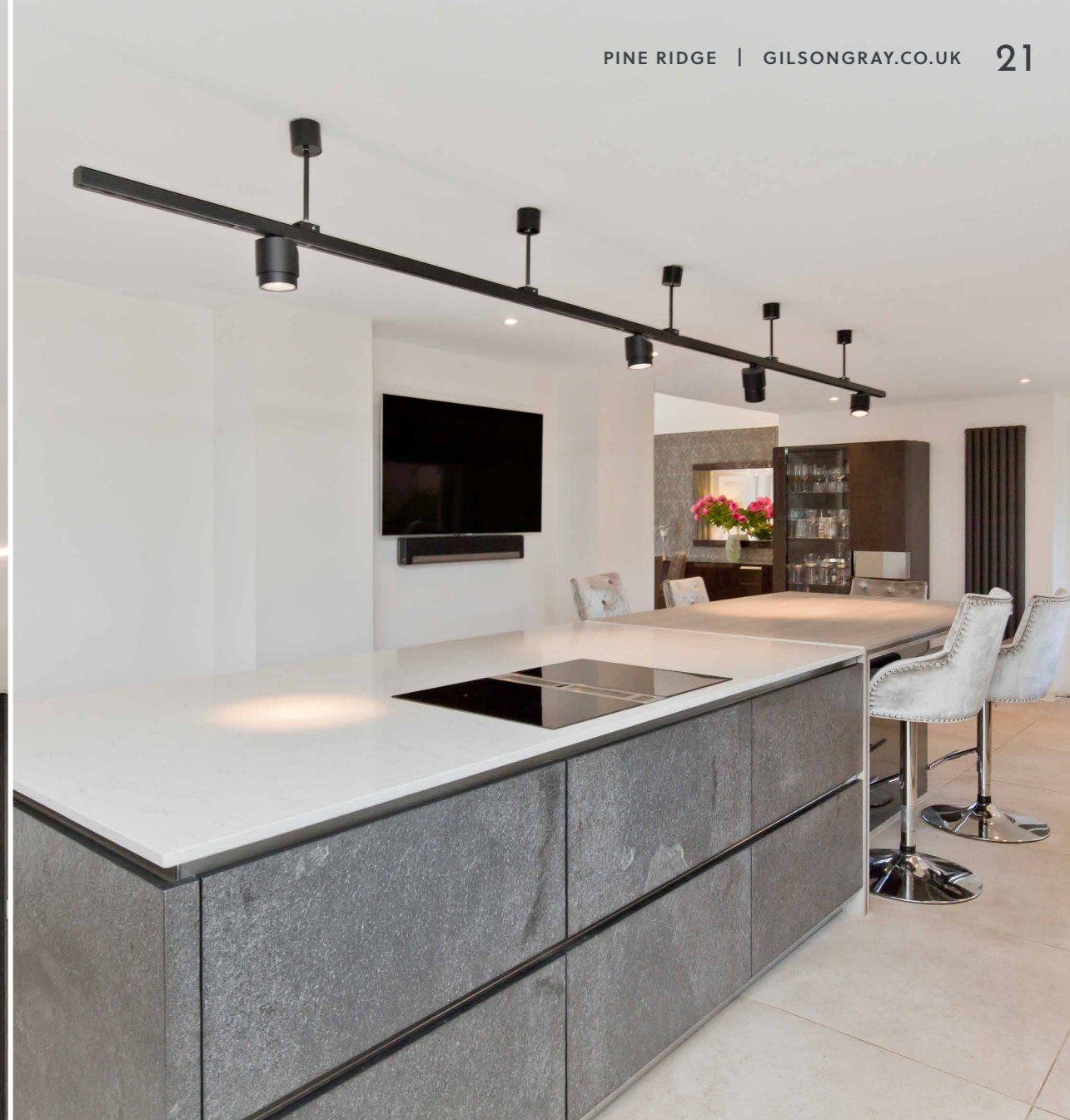


A MASTERCLASS IN German KITCHEN DESIGN

A masterclass in design, the German kitchen makes a bold statement as the centrepiece of the home. It has a substantial footprint, and is arranged around a large central island that incorporates a five-person breakfast bar - an excellent setup for conversing as you cook. Ultra-modern, handle-less cabinets in mix-and-match tones (including four tall larder cupboards) add to the state-of-the-art aesthetic, along with the deluxe Silestone worktops. Wood-toned splashbacks and finishes bring cohesion to the look, while an instant boiling water Quooker tap and integrated Siemens appliances further enhance its high-end appeal. A separate utility room provides additional cabinet storage and workspace, connecting to a boot room with practical access to the driveway.

A STATEMENT central island

Extras: all fitted floor coverings, window blinds, select light fittings, integrated kitchen appliances (induction hob with in-built extractor, two Wi-Fi ovens, steam oven, warming drawer, coffee machine, dishwasher, wine fridge, and fridge and freezer), an American-style fridge/freezer, a washing machine, and a tumble dryer to be included in the sale. The curtains and dining room's light fixture are available by separate negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



A MODERN conservatory



"Also connected to the garden is a modern conservatory that soaks up the sun and the leafy backdrop, providing a tranquil setting for unwinding and socialising"

A SPLIT-LEVEL landing

The principal, second, and third bedrooms are on the first floor via a split-level landing which has an airing cupboard, attic access, and a snug framed by a near full-height window, capturing the beauty of the East Lothian countryside.



INSPIRING
country
VIEWS



Exceptional

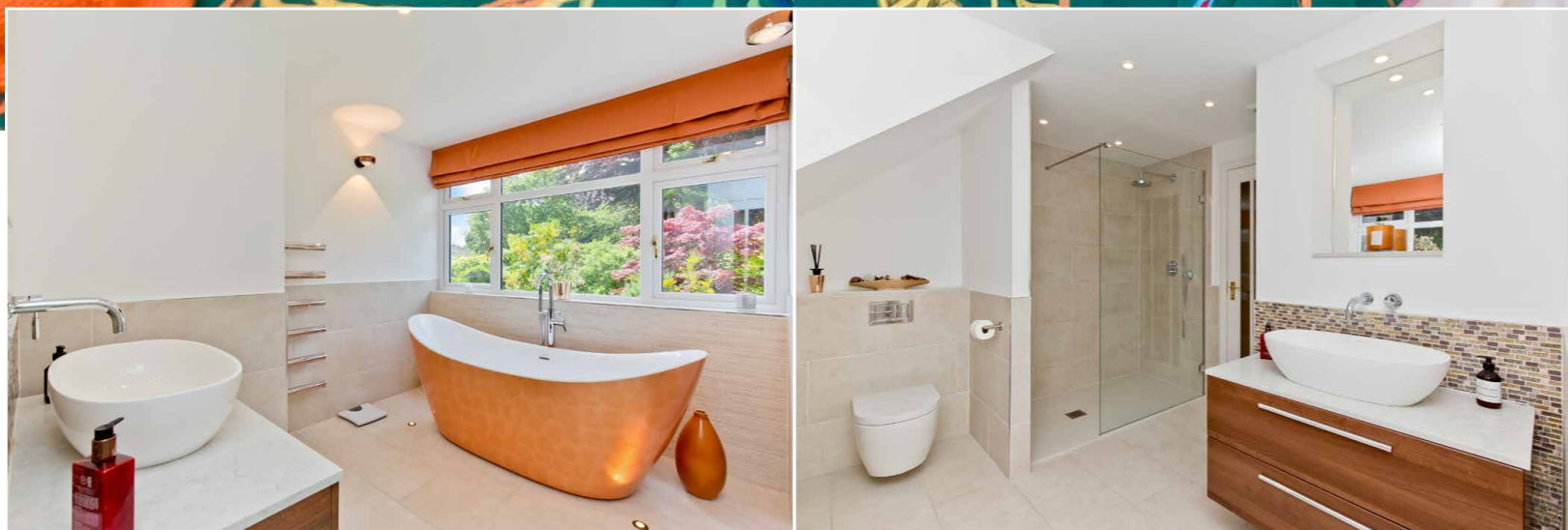
BEDROOMS



AN IMPRESSIVE
Principal suite

*"... with a large
walk-in wardrobe"*





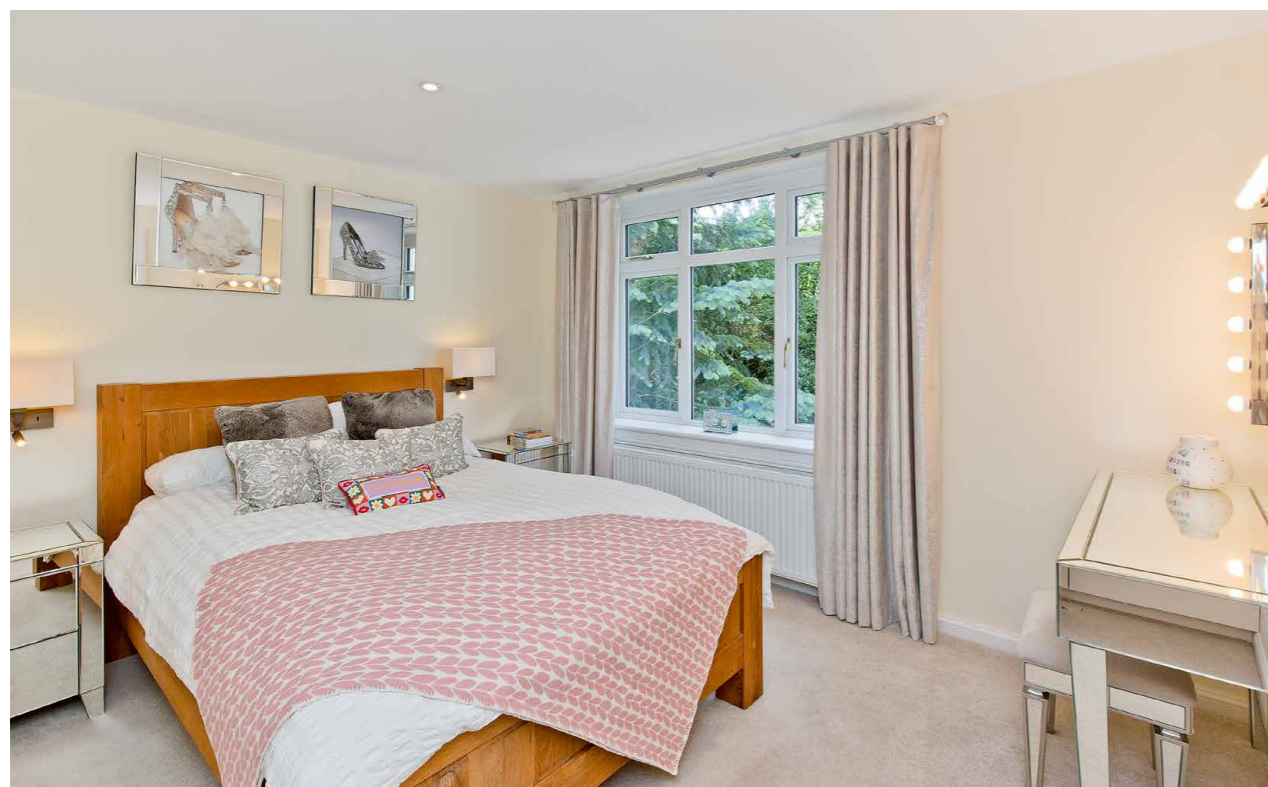
The principal suite (with a wall-to-wall padded velvet headboard) stands out even further in its size and luxury features. It has a walk-in wardrobe/dressing room as large as a double bedroom and an opulent four-piece en-suite bathroom, offering a spa-like experience. This en-suite provides a walk-in rainfall shower enclosure and a deep-soak (double-ended) freestanding bath, lit by floor lights and with a picturesque leafy backdrop.

Three

DOUBLE BEDROOMS

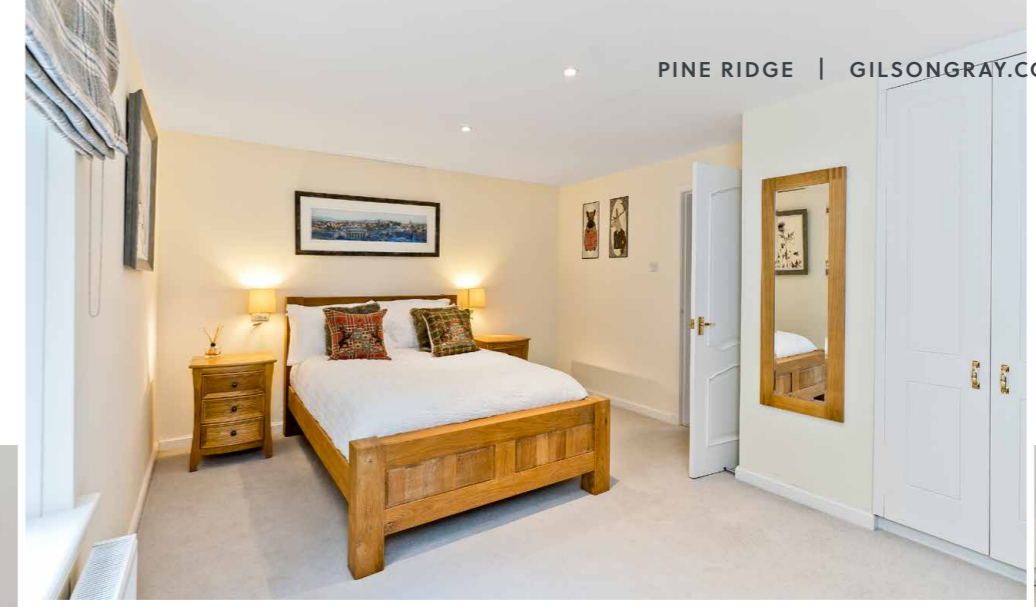
Adhering to the home's luxury design philosophy, the second bedroom also enjoys its own contemporary ensuite shower room as well. The principal, second, and third bedrooms are on the first floor via a split-level

landing which has an airing cupboard, attic access, and a snug framed by a near full-height window, capturing the beauty of the East Lothian countryside.





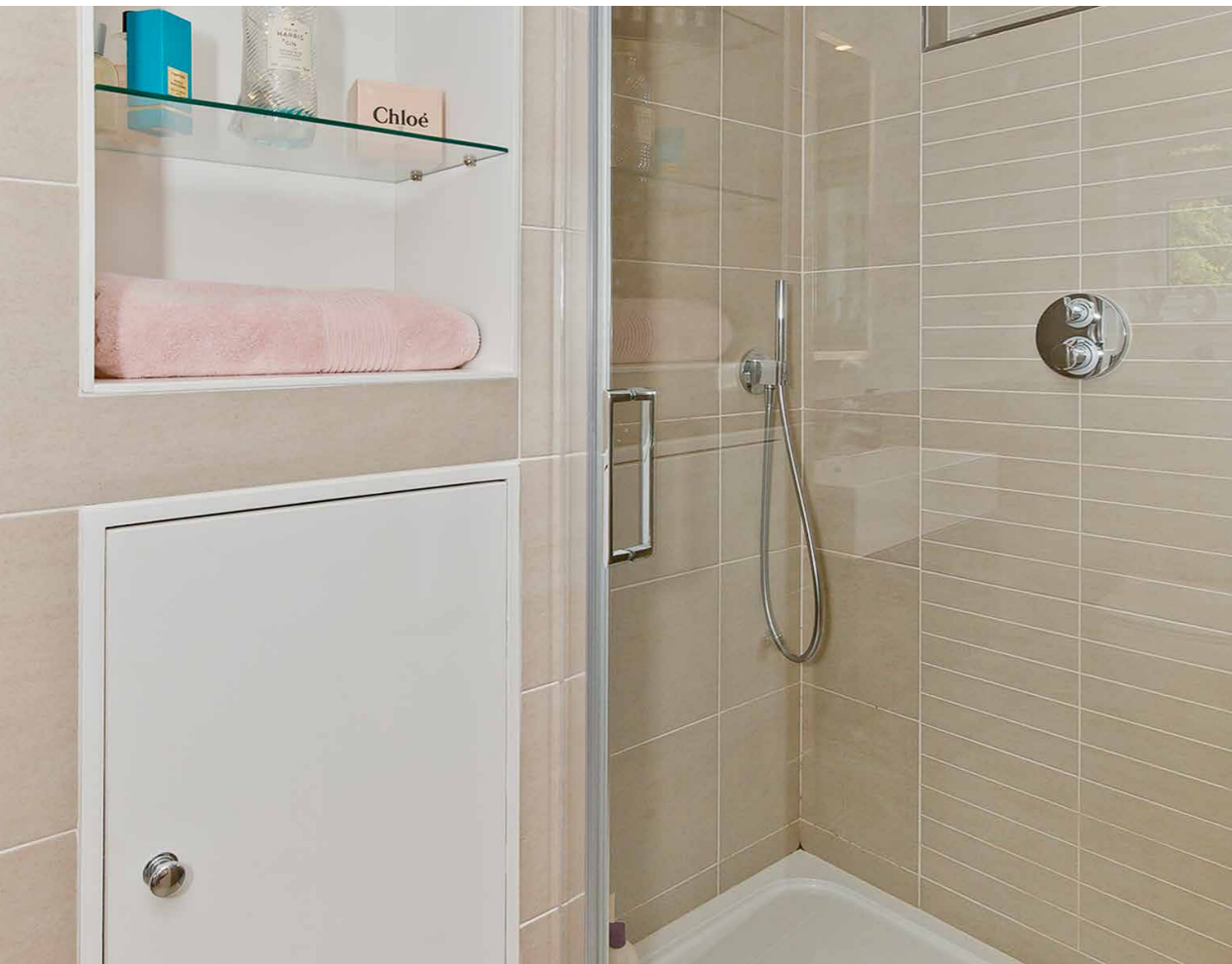
"Meanwhile, bedrooms four and five are at ground level, making them ideal for ease of accessibility, independent family members, and guests"





HIGH SPECIFICATION

bathroom FACILITIES



In addition to the two en-suites and WC, Pine Ridge also has the benefit of a four-piece family shower room which is conveniently positioned between the two ground-floor bedrooms. Like the other facilities, it is of a high specification too, featuring twin storage-set washbasins, an illuminated mirror, a hidden-cistern toilet, a ladder-style towel radiator, and a double-sized walk-in shower cubicle.



PARKING &
gardens



STUNNING Gardens

THAT BASK IN THE SUN

Pine Ridge sits within stunning private grounds with professionally landscaped gardens to the front and rear, offering abundant space for families and summer soirees. Both areas are characterised by vast stretches of lawn which are bordered by mature plants and trees, enhancing the home's scenic beauty and strong sense

of exclusivity. The fully-enclosed rear garden has the added benefit of external storage and a large patio, ensuring plenty of room for alfresco dining and basking in the sun. Secure private parking for several vehicles is also assured thanks to a gated, multi-car driveway and an attached double garage with built-in storage.





PROPERTY NAME

Pine Ridge, Hummel Road

LOCATION

Gullane, EH31 2BG

APPROXIMATE TOTAL AREA:

289.3 sq. metres (3114.1 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.

- GROUND-FLOOR
- FIRST-FLOOR



Gullane

AMENITIES



- 1 THE BONNIE BADGER
- 2 THE MALLARD HOTEL
- 3 GULLANE PRIMARY SCHOOL
- 4 MILLENNIUM WOOD PARK



Pine Ridge has an exclusive and highly sought-after setting in the charming village of Gullane, offering a picturesque coast and country lifestyle roughly 45 minutes by car from Edinburgh city centre. The stretch of coastline at Gullane, a stunning arched-shaped golden beach fringed by sand dunes, is a mere 10 minutes' walk away, while the scenic open countryside that envelops the village is of an equal proximity. It ensures a wealth of outdoor opportunities and some of the finest scenery in East Lothian, practically on your doorstep.

Furthermore, Gullane beach is a haven for birdlife and strolls through the dunes afford exhilarating views across the Firth of Forth to Fife. Within the village's bustling main street, there are good local shops catering for everyday requirements, as well as independent shops, art galleries, coffee shops, and restaurants - all conveniently within easy walking distance of the property. This includes the multi-award-winning gastropub and inn, The Bonnie Badger which was founded by the renowned Michelin-starred chef Tom Kitchin, and is known for its "From Nature to Plate" Scottish dining experience.



A wealth of outdoor opportunities and some of the finest scenery in East Lothian

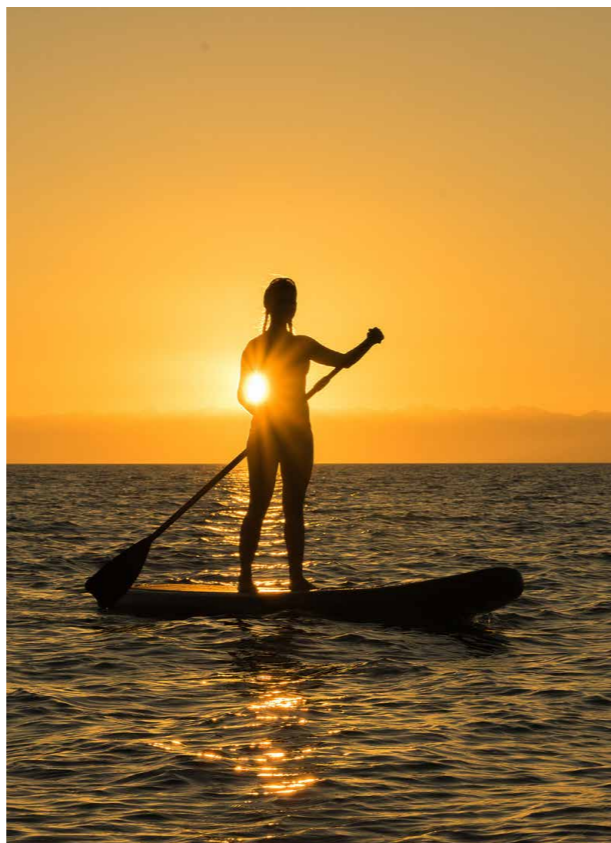
Gullane's

NEIGHBOURING TOWNS



North Berwick & Haddington

In addition, the wider area offers further opportunities and spectacular beaches for outdoor enthusiasts, including sailing clubs, tennis clubs, golfing and horse-riding facilities. Also, Gullane is known as one of the best areas for golfing and boasts Gullane No. 1, widely regarded as one of the finest courses in Scotland. Gullane Primary School is only a 5-minute drive away or roughly 15-minute walk from Pine Ridge, while secondary schooling can be found at the 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 provides an easy connection to Edinburgh.





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