



1 Hopetoun Park

GULLANE, EH31 2EP

Property
PARIS STEELE

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PROPERTY DESCRIPTION

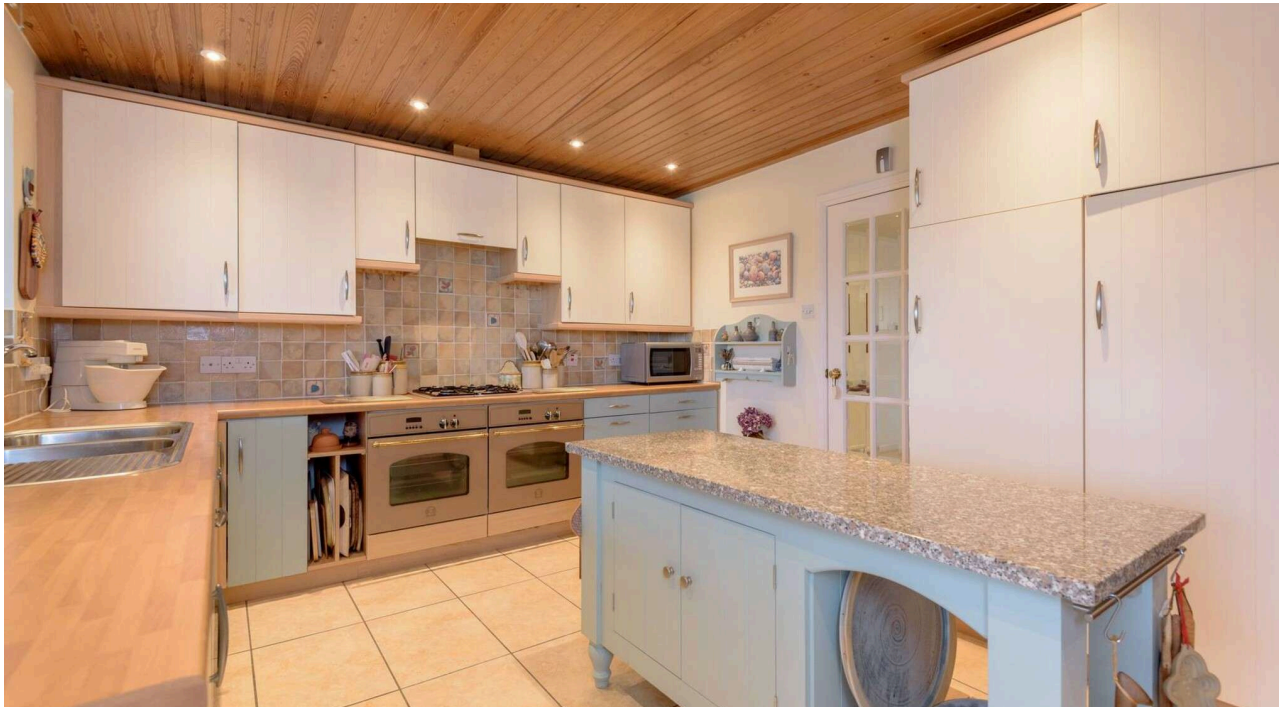
Enjoying an enviable position in Gullane, one of East Lothian's most sought-after coastal locations, this exceptional four-bedroom bungalow offers a rare opportunity to acquire a substantial family home moments from Gullane Beach. With well-kept mature gardens and off-street parking, the property combines spacious single-level living with beautifully presented interiors.

A welcoming entrance vestibule and hallway lead into a stunning south-east-facing sitting room. Generously proportioned and elegantly presented, this inviting space features plush carpeting, ambient lighting, and a charming glass front gas fireplace, creating the perfect environment for relaxation and entertaining. Beyond, an impressive family room and dining room enjoys delightful views over the rear garden and flows seamlessly into the

adjoining kitchen. Thoughtfully designed to suit modern family living, this bright and versatile open-plan space is flooded with natural light and finished in an attractive, contemporary style. Both stylish and practical, the kitchen is fitted with grey and white cabinetry, complementary worktops, a kitchen island, and a tiled splashback. Integrated appliances include a Neff double oven, gas hob, and extractor hood.

A well-appointed utility room provides additional storage and workspace, together with direct access to the terrace and rear garden.





Returning to the hallway, the east wing of the home accommodates four versatile double bedrooms, including a magnificent principal suite enjoying peaceful garden views, bespoke built-in wardrobes, and a luxurious ensuite shower room. The remaining bedrooms are served by a well-appointed family bathroom featuring a bath, separate shower enclosure, hidden cistern WC, and washbasin built into vanity.

Externally, the enclosed rear garden enjoys a tranquil open outlook, and blends monoblock paving with colourful planting, mature shrubs, and seating areas to create a wonderful alfresco retreat. A large shared access driveway leads to the private driveway, and detached double garage to the front, which complete this impressive home. The property also benefits from an alarm system, providing additional security.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated Neff double-oven, gas hob, and extractor fan, fridge-freezer, garage cabinetry, and a chest freezer will be included in the sale.

Items of furniture may be available by negotiation, including the garden furniture.





PROPERTY FEATURES

- Four-bedroom bungalow
- South-east-facing sitting room
- Family room/Dining room
- Kitchen & Utility with terrace and garden access
- Four double bedrooms, one with en-suite
- Family bathroom
- Driveway and detached double garage
- Mature rear garden
- Double glazing & Gas central heating
- EPC - C
- Council tax band - H
- Tenure - Freehold

GULLANE

Gullane is an idyllic and highly desirable East Lothian village approx. 22 miles from Edinburgh City Centre. Residents enjoy good local amenities including an optician, chemist, a Margiotta, and Co-op, as well as a delicatessen, bakery and cafe. Bustling pubs and restaurants include The Old Clubhouse, The Main Course, and Tom Kitchin's The Bonnie Badger. Further retail and dining amenities including an Aldi and Tesco are ten minutes away in North Berwick which boasts a thriving high street.

For recreational opportunities you are spoilt for choice with walks on the beautiful Gullane beach (recently named in the top ten of Scottish beaches), or in the East Lothian countryside, tennis at the Gullane Tennis Club, or golf on one of the world-renowned courses which include Muirfield and nearby Archerfield. North Berwick has a sports centre with a swimming pool and fitness classes as well as The Marine Hotel with a luxury spa, swimming pool and gym.

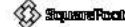
There is a well-regarded local primary school, and the property is within the catchment area for North Berwick High School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh with further choices available in Edinburgh.

Both Drem and North Berwick train stations connect the village swiftly to Edinburgh. Edinburgh's City Centre is approximately a 40-minute drive via the A1.

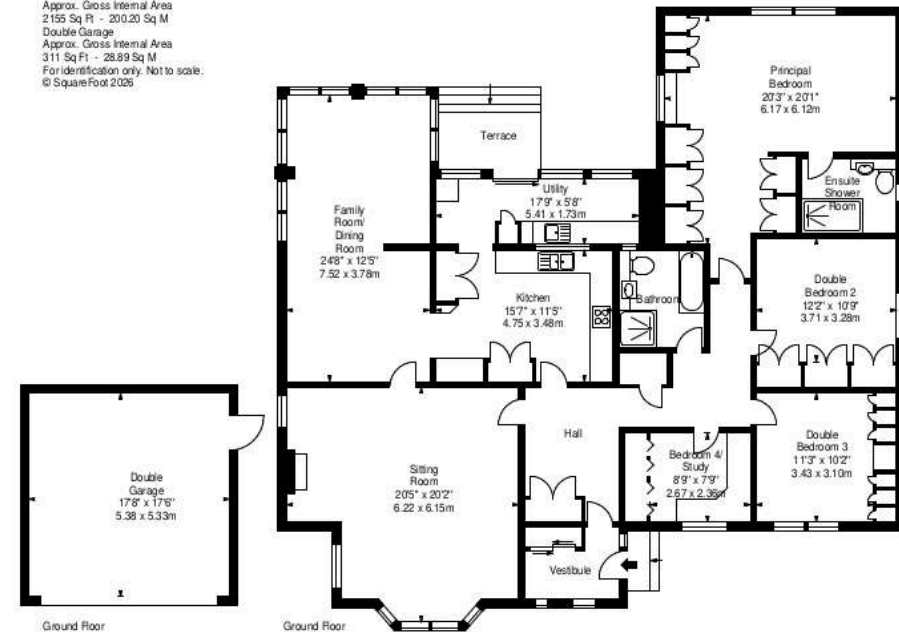




Hopetoun Park,
Gulane,
East Lothian, EH31 2EP



Approx. Gross Internal Area
2155 Sq Ft - 200.20 Sq M
Double Garage
Approx. Gross Internal Area
311 Sq Ft - 28.89 Sq M
For identification only. Not to scale.
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2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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