

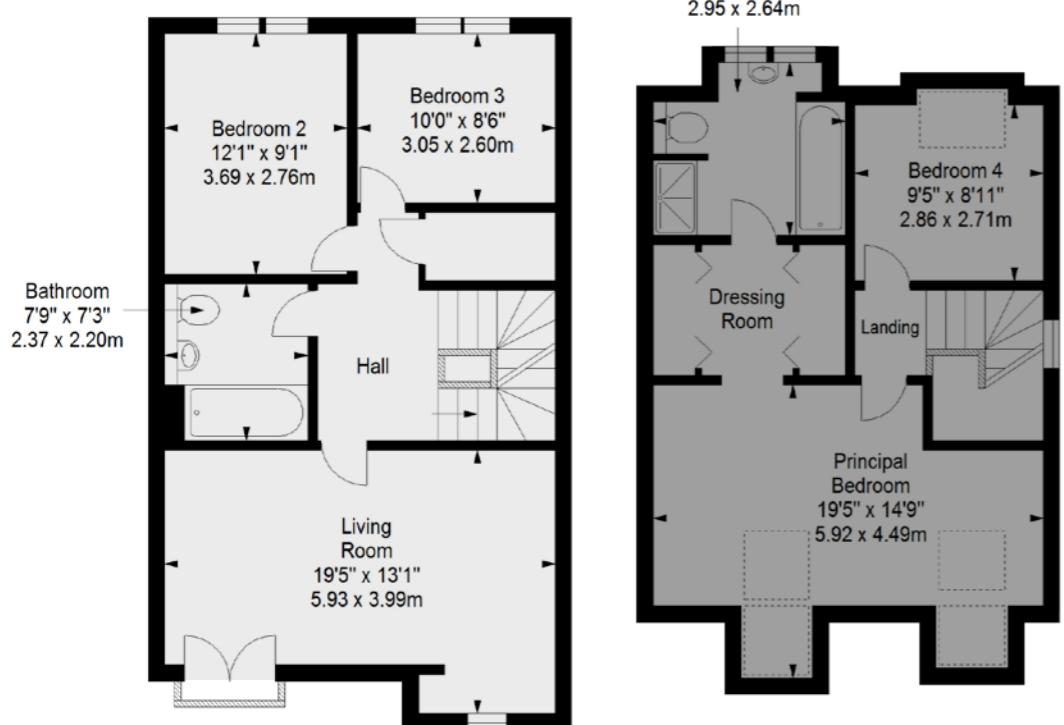
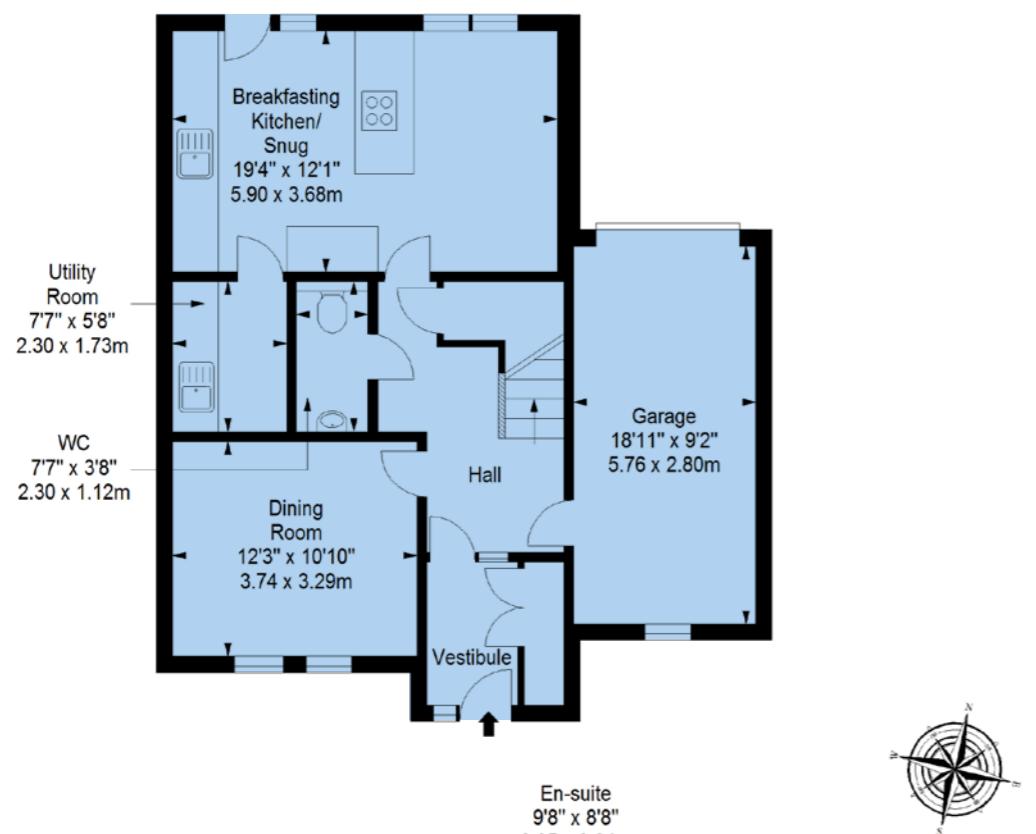
# 1 COLLEGE WAY

Gullane, East Lothian, EH31 2BY



PROPERTY NAME	LOCATION	APPROXIMATE TOTAL AREA:
1 College Way	Gullane, EH31 2BY	185.7 sq. metres (1998.9 sq. feet)
<span style="color: blue;">●</span> GROUND-FLOOR	<span style="color: grey;">●</span> FIRST-FLOOR	<span style="color: grey;">●</span> SECOND-FLOOR

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



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# Welcome to 1 COLLEGE WAY

Forming part of an attractive, contemporary development in highly desirable Gullane, this generous detached townhouse offers accommodation over three floors, including two reception rooms, a breakfasting kitchen, four bedrooms, and two bathrooms (one en-suite) plus a separate WC, as well as a garden, an integral single garage, and a private driveway.

## GENERAL FEATURES

South-facing, detached townhouse  
Accommodation arranged over three floors  
Attractive, modern décor  
EPC Rating - B | Council Tax band - G

## ACCOMMODATION FEATURES

Entrance vestibule with storage  
Hall with storage, WC, and garage access  
South-facing living room  
Versatile dining room  
Breakfasting kitchen with lounge/dining area and utility room  
Principal bedroom with dressing room (with built-in wardrobes) and four-piece en-suite bathroom  
Three further bedrooms  
Pristine family bathroom

## EXTERIOR FEATURES

Landscaped rear garden  
Integral single garage  
Private driveway for two vehicles



## ENTRANCE VESTIBULE & HALL

### Welcome to 1 College Way

Practical vestibule welcomes you into the home and flow through to a hall, with both entrance areas accompanied by built-in storage and the latter further benefiting from a WC. The hall sets the tone for the interiors to follow with neutral décor and wood-style flooring.



# LIVING ROOM

## Elegant, light-filled reception room

The south-facing living room is found on the first floor, with a window and French doors, ornamented by a Juliet balcony, capturing sunny natural light throughout the day and framing views of the development's shared green space. The neutrally decorated, carpeted reception room enjoys an elegant accent wall and offers plenty of space for arrangements of lounge furniture.



# DINING ROOM

## Ideal for everyday life & entertaining

The formal dining room is on the ground floor and also benefits from a south-facing aspect. It offers the perfect setting for seated family meals and dinner parties, with space for at least a six-seater dining table and additional furniture. The room could be used in various ways, including as a children's play room, a home office, or a fifth bedroom, if ground-floor sleeping accommodation is required.





# BREAKFASTING KITCHEN/SNUG

## Sociable and well-equipped for cooking



The kitchen is set to the rear of the house and occupies a generous footprint, with space for a snug area, or, depending on the use of the dining room, a dining area. A breakfast bar caters for morning coffee and socialising while cooking, and the kitchen is well-appointed with a wide range of contemporary wall and base cabinets and ample workspace. It is completed by a door opening onto the rear garden – perfect for alfresco entertaining and dining during the warmer months! A utility room, with provision for a washing machine and dryer, supplements the kitchen.





**"A breakfast bar caters for morning coffee and socialising while cooking"**

# BEDROOMS



Tranquil sleeping areas



The home's four bedrooms are arranged over the first and second floors and consist of two spacious doubles and two good-sized singles. The particularly generous principal bedroom is enviably south-facing and comprises a large sleeping area, a dressing room with built-in wardrobes, and a four-piece en-suite bathroom. The single bedrooms offer versatility and options for use, with alternative setups including a hobby room, a TV room, or a home office/study.



**"Principal bedroom view"**

**The particularly generous principal bedroom is enviably south-facing and comprises a large sleeping area**





## BATHROOMS

### Stylish & functional washrooms

The principal bedroom's partially tiled en-suite bathroom comes complete with a bath with a shower attachment, a separate shower enclosure, a basin set into storage, a WC, and a tall chrome towel radiator. The house also includes a family bathroom comprising a bath with an overhead shower and a folding glazed screen, vanity storage with a basin inset, and a WC.

## EXTERNALS & PARKING

### Good-sized garden and excellent private parking

Outside, the home is accompanied by a good-sized, landscaped rear garden, including a well-kept lawn, gravelled areas, a patio for outdoor seating and barbecues, and leafy trees and shrubs. Excellent private parking is provided by an integral single garage (with a door into the hall) and a driveway with space for two vehicles.

Extras: Integrated kitchen appliances comprising a double oven/combination microwave, an induction hob, an extractor hood, a fridge/freezer, and a dishwasher (all Siemens) will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.





## GULLANE, EAST LOTHIAN

Gullane is a sought-after and charming historic village, situated on the breath-taking East Lothian coast and within easy reach of Edinburgh city centre. The stretch of coastline at Gullane, is a haven for birdlife; walks through the dunes offer 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 award-winning restaurants. The vibrant town of North Berwick (5 miles away) and the historic market town of Haddington (7.5 miles away) have a wider range of independent retailers and supermarkets. The surrounding area offers a host of opportunities for the outdoor enthusiast, including sailing clubs, tennis clubs, golfing and horse riding facilities. 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 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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