



25A Hopetoun Terrace
Gullane, EH31 2DD



"25A Hopetoun Terrace is a traditional 4 bedroom double upper, situated in a sought-after residential street in the highly regarded village of Gullane"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN
- DINING ROOM/BEDROOM TWO (DOUBLE)
- BEDROOM ONE (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR
- W.C
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- REAR GARDEN
- DRIVEWAY





LOCATION

Gullane is a sought-after and pleasant historic village, situated on the beautiful East Lothian coast and within easy reach of Edinburgh city centre. The stretch of coastline at Gullane offers an exhilarating view across the Firth of Forth to Fife. Gullane's bustling main street offers a good variety of local shops catering for everyday requirements as well as coffee shops and restaurants. The vibrant town of North Berwick and the historic market town of Haddington have a wider range of independent retailers and supermarkets and are both close by. The surrounding area offers a host of opportunities for the outdoor enthusiast, including water sports and horse-riding. Gullane is known as one of the best areas for golfing and boasts some of the finest courses in Scotland. Gullane Primary School is nearby, while secondary schooling can be found at 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.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.

DESCRIPTION

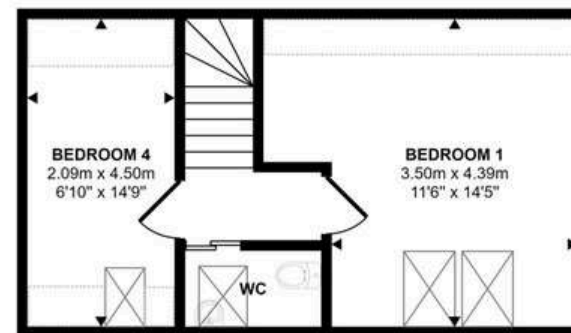
Hopetoun Terrace is a traditional 4 bedroom double upper, situated in a sought-after residential street in the highly regarded village of Gullane. Situated between the bustling Main Street and beach, this beautiful home offers a wealth of versatile, family sized accommodation presented in exceptional and genuine move in condition. A private staircase to the rear gives direct access into this lovely home, with the accommodation comprising: entrance vestibule; welcoming carpeted hallway; bright and spacious, front facing living room with feature, focal fireplace; versatile, rear facing dining room/bedroom 4; fitted kitchen with ample floor and wall mounted storage units; double bedroom 2 with shelved recess and a family bathroom with shower over bath which completes the 1st floor. A return bespoke stairway leads to the upper landing with handy WC; generous double bedroom 1 with beautiful westerly aspects towards Gullane Golf Course and double bedroom 3 which completes the accommodation on offer. Externally, there is a private driveway leading to a garden mostly laid to lawn with garden shed. Further benefits include gas central heating; single glazed, sash and case windows; external understairs cupboard and ample unrestricted on street parking.

The energy efficiency rating for this property is band D

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Approx Gross Internal Area
 106 sq m / 1139 sq ft



First Floor
 Approx 35 sq m / 375 sq ft

Ground Floor
 Approx 71 sq m / 765 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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