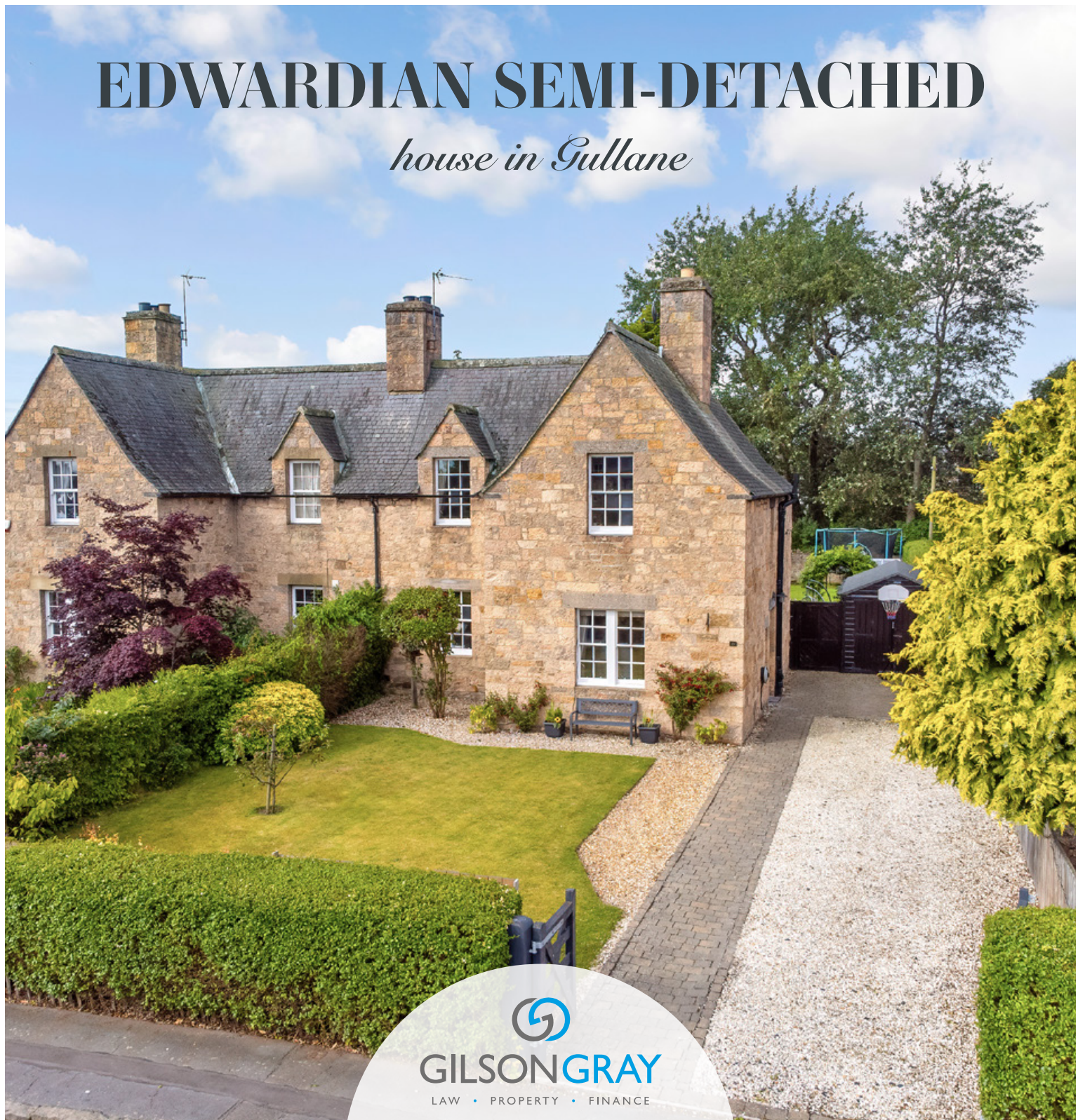


35 HOPETOUN TERRACE

Gullane, East Lothian, EH31 2DD

EDWARDIAN SEMI-DETACHED

house in Gullane



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PROPERTY NAME

35 Hopetoun Terrace

LOCATION

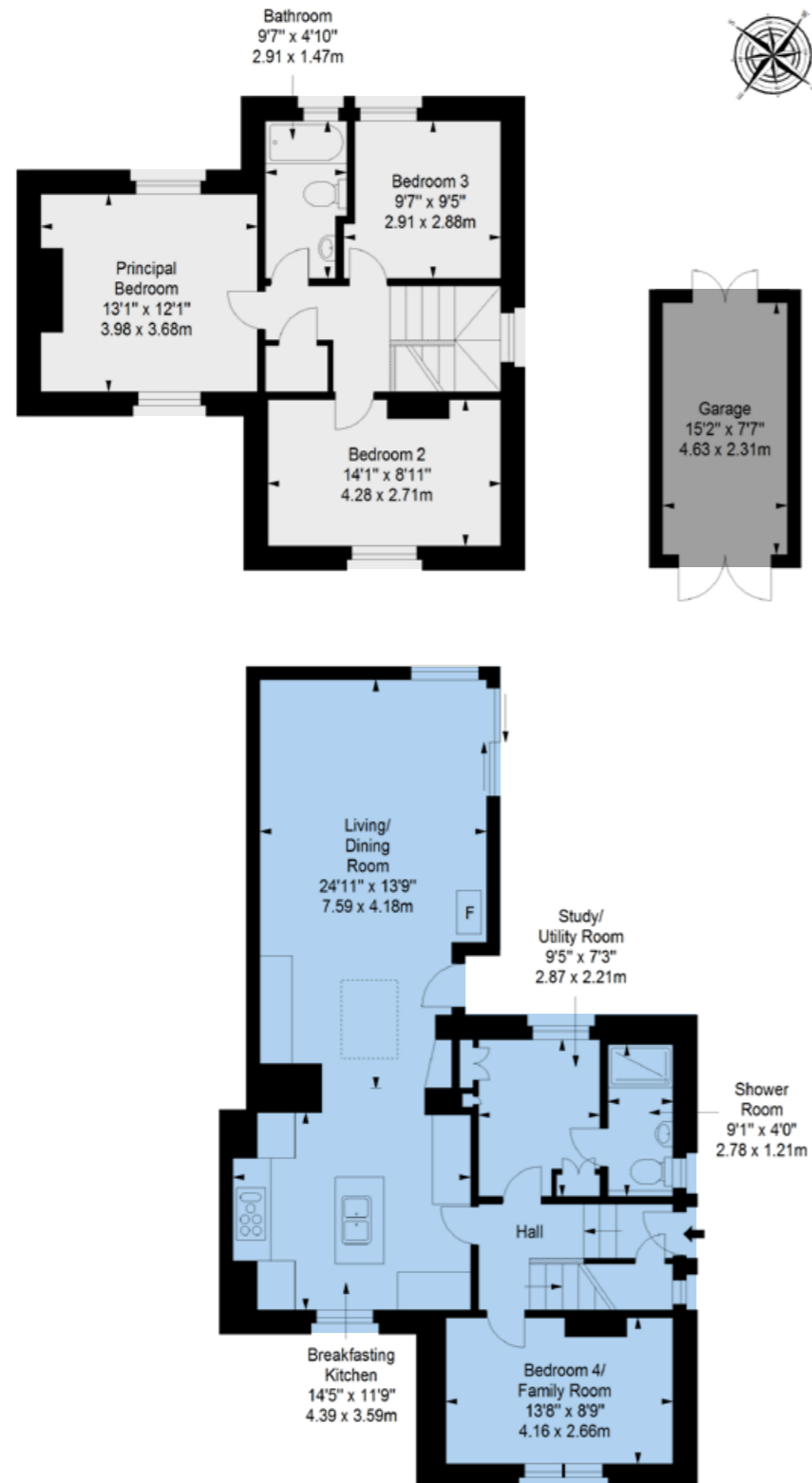
East Lothian, EH31 2DD

APPROXIMATE TOTAL AREA:

137.8 sq. metres (1483.3 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR ● EXTERNALS

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



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Gullane is a sought-after and charming historic village, situated on the breath-taking East Lothian coast



Welcome to 35 HOPETOUN TERRACE

This B-listed late Edwardian semi-detached house in Gullane is within the town's conservation area and offers an open-plan breakfasting kitchen and living/dining room, four bedrooms, a study, an en-suite shower room, and a bathroom, plus lovely gardens, a timber-frame garage, and a private driveway.

GENERAL FEATURES

Edwardian, B-listed semi-detached house in Gullane
 Within Gullane's conservation area
 Beautifully modernised interiors
 EPC Rating - D | Council Tax band - E

ACCOMMODATION FEATURES

Entrance hall with built-in storage
 Fabulous open-plan breakfasting kitchen, living,
 and dining room
 Timeless kitchen design
 Four well-proportioned and flexible bedrooms
 Study/utility room
 Ground-floor shower room and first-floor bathroom

EXTERIOR FEATURES

Well-maintained front garden
 Large, mature southwest-facing rear garden
 Timber-frame garage and private driveway

Extras: Kitchen appliances comprising a Rangemaster cooker, an integrated dishwasher, and an integrated American-style fridge/freezer, as well as a freestanding washing machine, will be included in the sale. All window blinds will also be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.




35 HOPETOUN
TERRACE



AN IDEAL FAMILY HOME IN AN EXCELLENT LOCATION

Representing an ideal coastal home, this four-bedroom, two-bathroom semi-detached house offers traditional charm and beautifully modernised interiors, accompanied by generous gardens and

excellent private parking. It is situated enviably close to Gullane's excellent amenities, world-class golf, and the picturesque coastline and surrounding East Lothian countryside.

ENTRANCE

A welcoming introduction to 35 Hopetoun Terrace

Welcoming you into the home and immediately setting the tone for the tasteful accommodation to follow is a hall with built-in storage, decorated in stylish grey and neutral tones, and fitted with solid wood flooring.





OPEN-PLAN BREAKFASTING KITCHEN & LIVING/DINING ROOM

A fabulous family and entertaining space

Offering a truly fabulous open space for everyday life and entertaining alike is the open-plan breakfasting kitchen and living/dining room. The living area is presented with pared-back décor, a chic black feature wall, and a handsome wood floor, and offers ample space for configurations of furniture catering for both relaxation and dining. Dual-aspect glazing, including a near-full-height southwest-facing window and wide patio doors, captures sunny natural light throughout the day and affords access to the garden – perfect for summer entertaining and alfresco dining. A gas wood-effect stove creates a warm atmosphere and a focal point around which furniture can be arranged.

Open-plan breakfasting kitchen and living/dining room





The kitchen is beautifully appointed with timeless, Ashley Ann sage green cabinetry, wood worktops, and a Belfast sink, all framed by neutral splashback tiling, whilst a breakfast bar caters for morning coffee, busy weekday breakfasts, and socialising while cooking.





BEDROOMS & STUDY



Spacious and flexible sleeping areas

Keeping to the home's high standards, the four bedrooms are all finished with a keen eye for detail, enjoying modern décor and fitted carpets for optimal comfort. The dual-aspect principal bedroom is on the first floor, along with another double bedroom and a large single bedroom, all of which extend off a naturally-lit landing with storage. Another double bedroom is

on the ground floor as well, providing a versatile space that can alternatively be used as a quiet family room or creatively to suit the new owners' needs. A study (with excellent built-in storage) is also found on the ground floor, creating an ideal space for those requiring a quiet space to work or study from home and doubling as a utility room.





WASHROOMS

Well-presented shower room and bathroom

The study's en-suite shower room comprises an enclosure with a rainfall showerhead, a wall-mounted basin with an illuminated mirror, and a WC. The family bathroom is on the first floor and comes complete with a bath with an overhead shower and a WC-suite, all enveloped by neutrally toned wall and floor tiling.



EXTERNALS AND PARKING

Generous gardens & excellent private parking

Externally, the house is perfectly complemented by front and rear gardens. The front garden features a well-maintained lawn, a gravelled seating area, and leafy trees/hedging, whilst the large, favourably southwest-facing rear garden offers a neat lawn, a (partial composite) decked dining terrace, a patio, and a wealth of leafy trees and shrubbery. Off-street parking is provided by a timber-frame garage and a private driveway.



GULLANE, EAST LOTHIAN



Gullane is a sought-after and charming historic village, situated on the breathtaking 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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