



Sycamore Cottage, 29A Hamilton Road, Gullane, EH31 2HP

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Sycamore Cottage is nestled quietly in the heart of the much sought after village of Gullane and surrounded by large mature, private, gardens. It has been tastefully extended to create a spacious open-plan kitchen and living area that's perfect for entertaining, with sliding doors that open directly to the garden. This unique property also features a self-contained annex, ideal for welcoming guests or generating income as an Airbnb rental. Further benefiting from a garden studio with power, making a perfect home office, a useful summer house and secluded hot-tub allowing ample space to unwind. The property is in fabulous order and presented to a high standard with quality finishes and tastefully decorated throughout allowing any buyer to move in with ease. The four bedrooms (including the annex) are of generous size, in addition to a contemporary large family bathroom, shower room, wc and a utility room.

- Stunning home with annex, studio & summer house
- Walking distance to world famous golf courses
- Contemporary rear extension & impressive gardens
- Upgraded and presented to a high standard
- Self contained annex currently used as an Airbnb
- Close proximity to amenities including schools

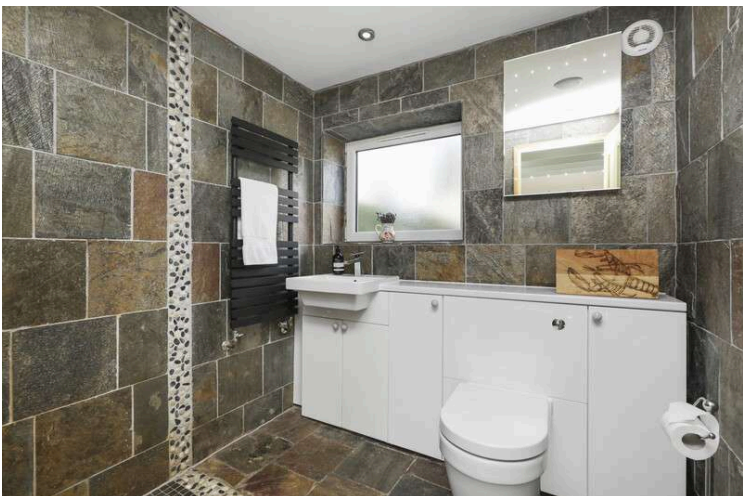
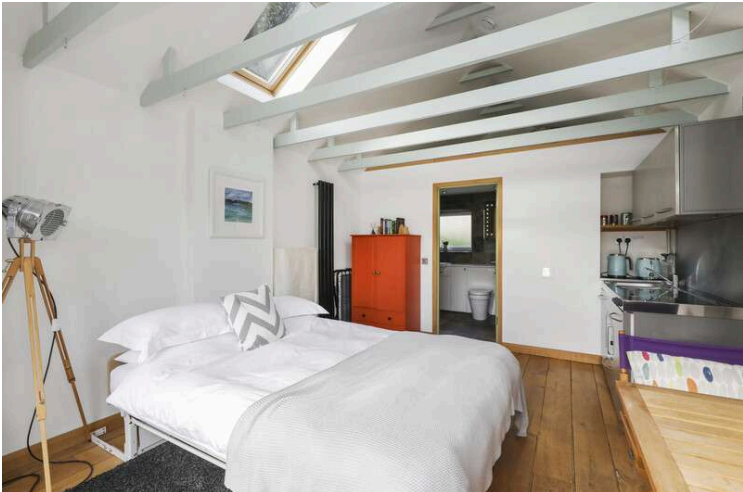






Including the annex there are four, well proportioned bedrooms, all with excellent natural light and ample space for free standing furniture. Bedroom 1 has enviable built in wardrobes and a bay window. Bedroom 2 benefits from a double aspect window formation and Bedroom 3 had a glazed door giving direct access to the gardens. Within the main part of the house is a fully tiled, modern bathroom comprising, walk in shower, double ended bath, underfloor heating, wash hand basin and wc, port hole style window and a useful separate wc accessed from the hallway. A wonderful addition to the property is a separate annex giving a self contained space which is currently utilised by the owner as a popular Airbnb, being close to world renowned golf courses such as Gullane Golf Club, Muirfield and Archerfield, as well as local restaurants such as Tom Kitchen's Bonnie Badger.





Location

Gullane is a picturesque and much sought-after historic village with an excellent community spirit. 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. Gullane is known as one of the best areas for golfing and boasts excellent golf courses with its own Golf Club less than half a mile from the property. Widely regarded as one of the finest courses in Scotland, Muirfield Golf Course less than one mile away. The village itself has many popular cafés, restaurants and pubs attracting locals and visitors alike, there is an active village hall, tennis and bowling clubs and a number of other community groups to become involved in. There are multiple shops including Margiotta for daily essentials and larger supermarkets can be found in nearby North Berwick which is a short drive away. A five minute walk is Gullane Primary School and excellent secondary schooling at North Berwick, private schooling at preparatory level in Haddington and Dunbar and private schooling in Musselburgh and in Edinburgh. The nearest commuter train station is located in Drem which is a short drive away making this an ideal location for people working in the city and wishing a quieter pace of life.

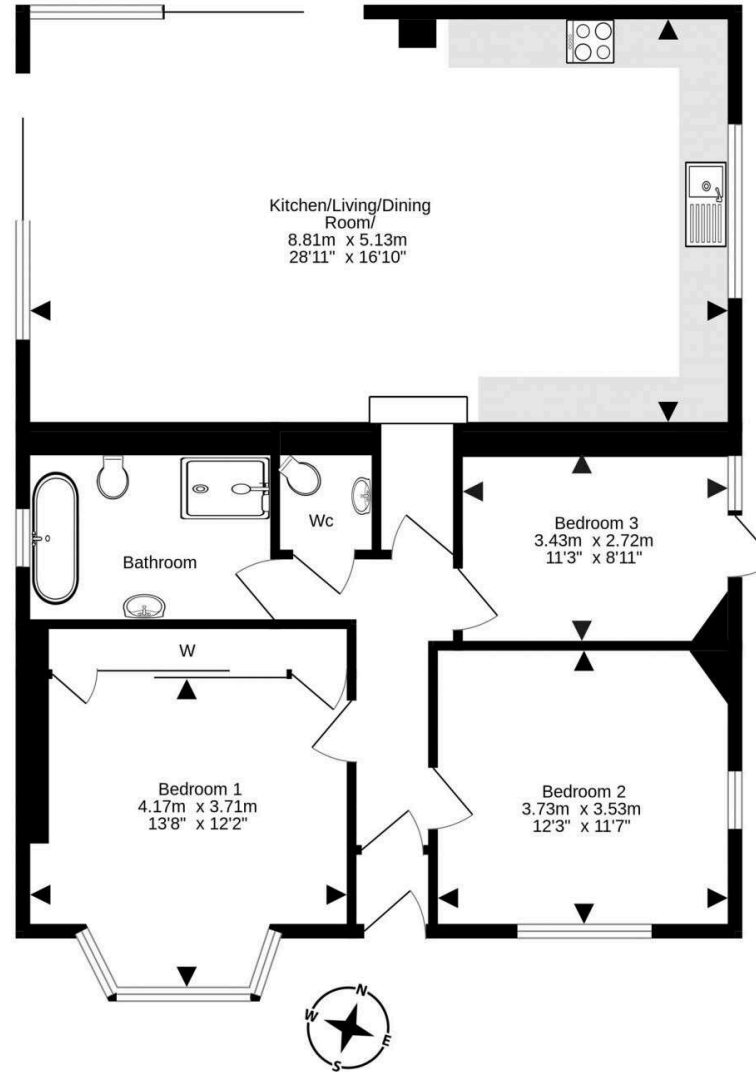
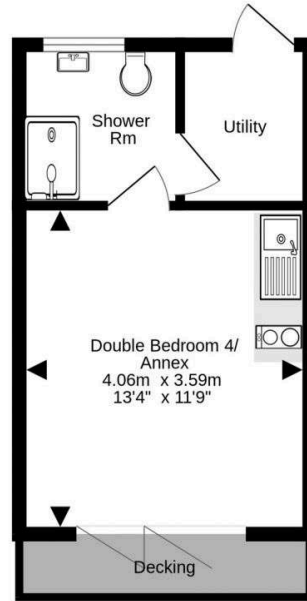
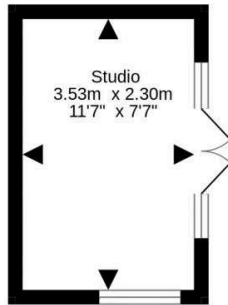
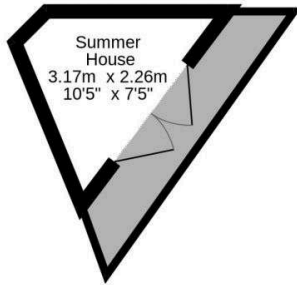
Extras

Included in the sale are all floor coverings, window coverings and all the integrated appliances ((Bosch dishwasher, Siemens fridge freezer, Neff ovens, Bosch washing machine and Zanussi tumble dryer). The hot tub, garden furniture and other items of furniture could be available by separate negotiation.

Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - E



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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