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GLENMAREE, MAIN STREET

GULLANE, EAST LOTHIAN, EH31 2DA

🏠 4 BED

🚿 3 BATH

🚻 2 PUBLIC









TAKE A LOOK INSIDE

Stunning and individual new build town house with a generous and appealing layout. Careful attention has been given to fixtures and fittings throughout with quality and bespoke finishes, oak doors, well planned kitchen by Archispek and contemporary bathrooms by Wild Boar. Excelling current energy efficiency building standards with Norrsken triple glazed passive house windows and doors, excellent levels of insulation and airtightness, air source heat pump, mechanical heat recovery and ventilation and solar PV panels.

There is also an electric car charging point located at the parking space for the property.

There is an easily maintained garden to the front with a path to the side giving access to the rear which provides a sheltered, enclosed garden, a charming outside terrace is accessed from the principal bedroom with open outlook to the back.

KEY FEATURES

-  Stunning contemporary architect designed home
-  Four double bedrooms, one with ensuite
-  Sheltered enclosed garden & roof terrace
-  Parking space with electric car charger
-  Impressive eco credentials with modern technology
-  Close to independent shops, cafes, restaurants & beach





MORE INFORMATION

The accommodation benefits from high ceilings throughout, the ground floor accommodation is fitted with engineered oak flooring and comprises; welcoming entrance hall with cupboard and cloakroom with WC; a snug/ family room which is located to the front; quietly situated to the back of the property is the large kitchen/dining/family room which really is the heart of the home. It benefits from ample room for cooking, dining and relaxation, an Archispek kitchen provides excellent storage, quartz worktops, integrated Siemens appliances, Bora hob and a Quooker tap, an island unit defines the space, a large skylight floods the living space with light and sliding doors give direct access to the garden; a useful utility room is tucked behind the kitchen area.

On the first floor the principal bedroom to the rear has a stylish ensuite and access to the terrace; double bedroom 2 and a modern family bathroom complete the first floor.

On the second floor there are two double bedrooms and a large shower room.







THE LOCAL AREA

Gullane is an idyllic, highly desirable coastal village situated less than 45 minutes East of Edinburgh. It's world renowned golf courses and stunning sandy beaches with breathtaking views make it a popular location for families and golfers alike.

There are a variety of local amenities including an optician, chemist, a Margiotta and Co-op, alongside a number of popular local restaurants and cafes.

Highly regarded schooling is available at Gullane Primary School and nearby North Berwick High School.

Regular train services from Drem and North Berwick take you into Edinburgh's city centre in less than thirty minutes and the city bypass is within easy reach.



EXTRAS

The property benefits from an ICW Warranty, see Specification for fixtures and fittings.

Glenmaree,
Main Street,
Gullane,
East Lothian, EH31 2DA



Approx. Gross Internal Area
2384 Sq Ft - 221.47 Sq M
For identification only. Not to scale.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.