

31 HOPETOUN TERRACE

Gullane, East Lothian, EH31 2DD



LISTED
*semi-detached
house*


GILSON GRAY
LAW • PROPERTY • FINANCE

PROPERTY NAME

31 Hopetoun Terrace

LOCATION

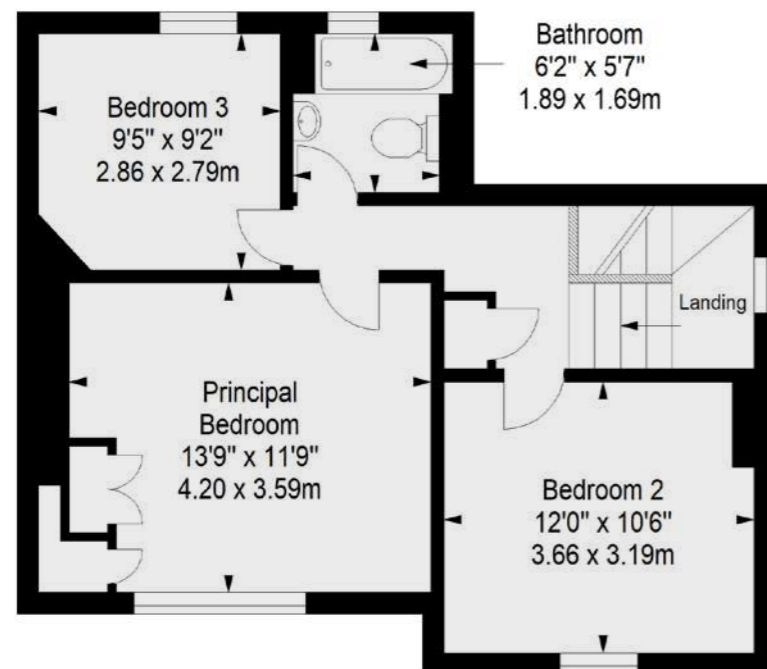
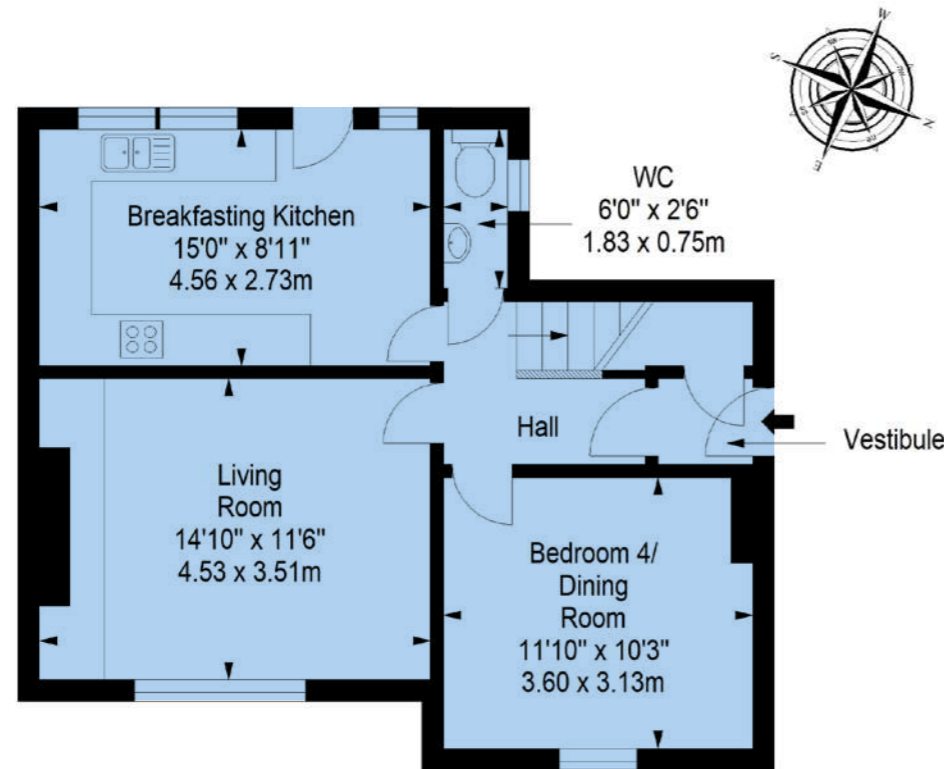
East Lothian, EH31 2DD

APPROXIMATE TOTAL AREA:

99.6 sq. metres (1072.1 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR

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

31 Hopetoun Terrace

Located in the Gullane conservation area, 31 Hopetoun Terrace is a B-listed, three/four-bedroom, semi-detached residence (1919) which has a highly desirable setting in the town. It is just a short walk from the spectacular beach, as well as amenities, award-winning restaurants, the local primary school, and regular bus links. Furthermore, homeowners are never far from East Lothian's beautiful countryside, further beaches, and a wealth of highly regarded golf courses. The property also provides buyers with bright and spacious accommodation, which is well-presented throughout in light neutral hues. It includes two reception areas and a quality kitchen and bathroom, as well as private parking and a large, family-friendly rear garden. It is a wonderful home that will be in high demand amongst a diverse group of buyers. In addition, both the neighbouring (similarly listed) properties have had modern rear extensions built in the last 10 years, which means there is also the potential to extend 31 Hopetoun Terrace as well (subject to consent).

GENERAL FEATURES

- A spacious B-listed semi-detached house
- Set in the Gullane conservation area
- Within walking distance of the beach
- Spacious accommodation in neutral hues
- EPC Rating - D | Council Tax band - D

ACCOMMODATION FEATURES

- Vestibule and hallway with a WC
- Bright and airy living room
- Versatile dining room/fourth bedroom
- Shaker-inspired breakfasting kitchen
- Naturally-lit landing with airing cupboard
- Three spacious double bedrooms
- Quality bathroom with overhead shower

EXTERIOR FEATURES

- Mature gardens with apple, plum and cherry trees
- Extensive drive for private parking



INSTANTLY INVITING



Brimming with instant appeal, the home has a symmetrical stone-built façade which is characterful and charming. Moving inside, you are greeted by a vestibule and hall, defined by neutral décor and easy-to-maintain laminate flooring. It sets a welcoming scene and provides a convenient WC too.



TWO RECEPTION ROOMS

A bright and airy living room and a versatile dining room

The property has two reception rooms to explore. First, the living room is a bright and airy space for daily use, proving perfect for relaxing and socialising. It is neutrally decorated and laid with a soft carpet, providing an appealing blank canvas for new owners. The room is also framed by a stone-style surround inset with a gas stove, as well as display storage spaces and glass shelving. Next door, the dining room forms the second reception area. It features tongue and groove panelling in white, set against a subtle, yellow backdrop and wood-toned flooring. It strikes the right tone for family meals and lively dinner parties.





Next door, the dining room forms the second reception area



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THE KITCHEN

with a Shaker-inspired design



A modern breakfasting kitchen with lots of space

The large breakfasting kitchen has a Shaker-inspired design that is fashionable and practical. It is fitted with modern cabinets in a cream colour, paired with wood-toned worktops and on-trend metro-style splashbacks – an attractive aesthetic which is also enhanced by undercabinet lighting. It comes with a selection of integrated appliances and freestanding white goods; plus, it extends out into the rear garden for summer barbecues.



SPACIOUS

double bedrooms



On the first floor, a naturally-lit landing offers an airing cupboard before leading to the three double bedrooms. Each room is bright and spacious, and finished with light décor and fitted carpeting for underfoot comfort. The principal bedroom has the added benefit of a fitted wardrobe with further storage set above. In addition, the ground-floor dining room has the versatility to be used as a fourth double bedroom, ensuring excellent flexibility to meet the needs of families.

View from bedroom



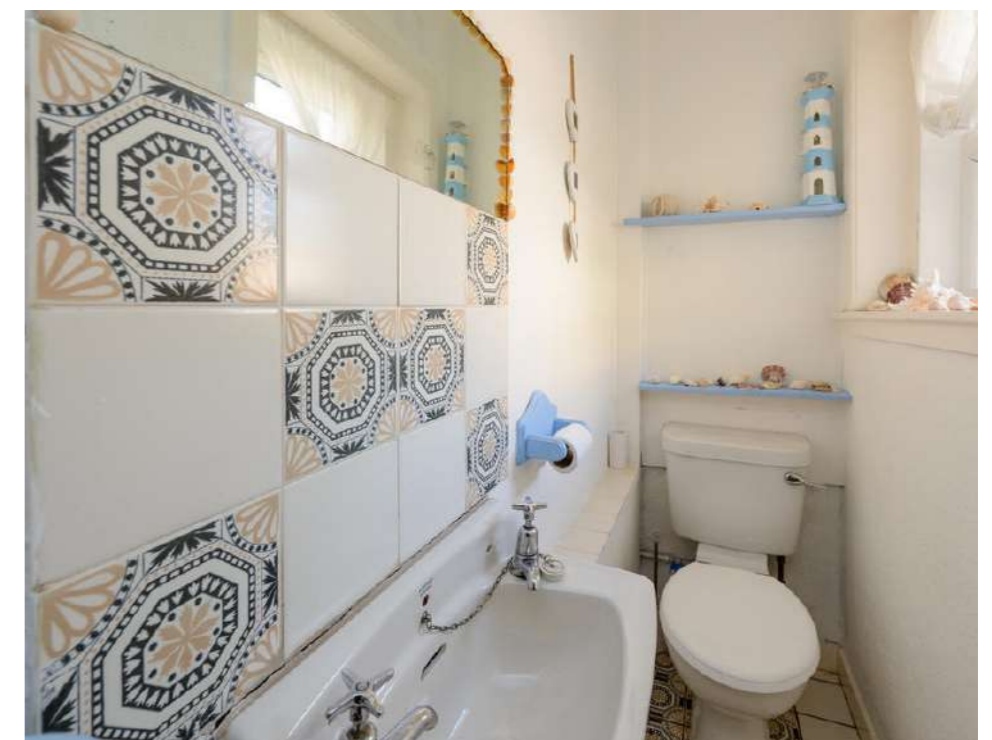
Each room is bright and spacious, and finished with light décor and fitted carpeting

A BATHROOM

and a WC

In addition to the ground-floor WC, there is also a bathroom on the first floor. Equipped with a white three-piece suite, the bathroom features a toilet, a pedestal washbasin, and a bath with an overhead shower and glazed screen.

Extras: all fitted floor and window coverings (except the living room curtains), light fittings, integrated kitchen appliances (oven, gas hob, extractor hood, and fridge/freezer), a dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.





GARDEN & PARKING

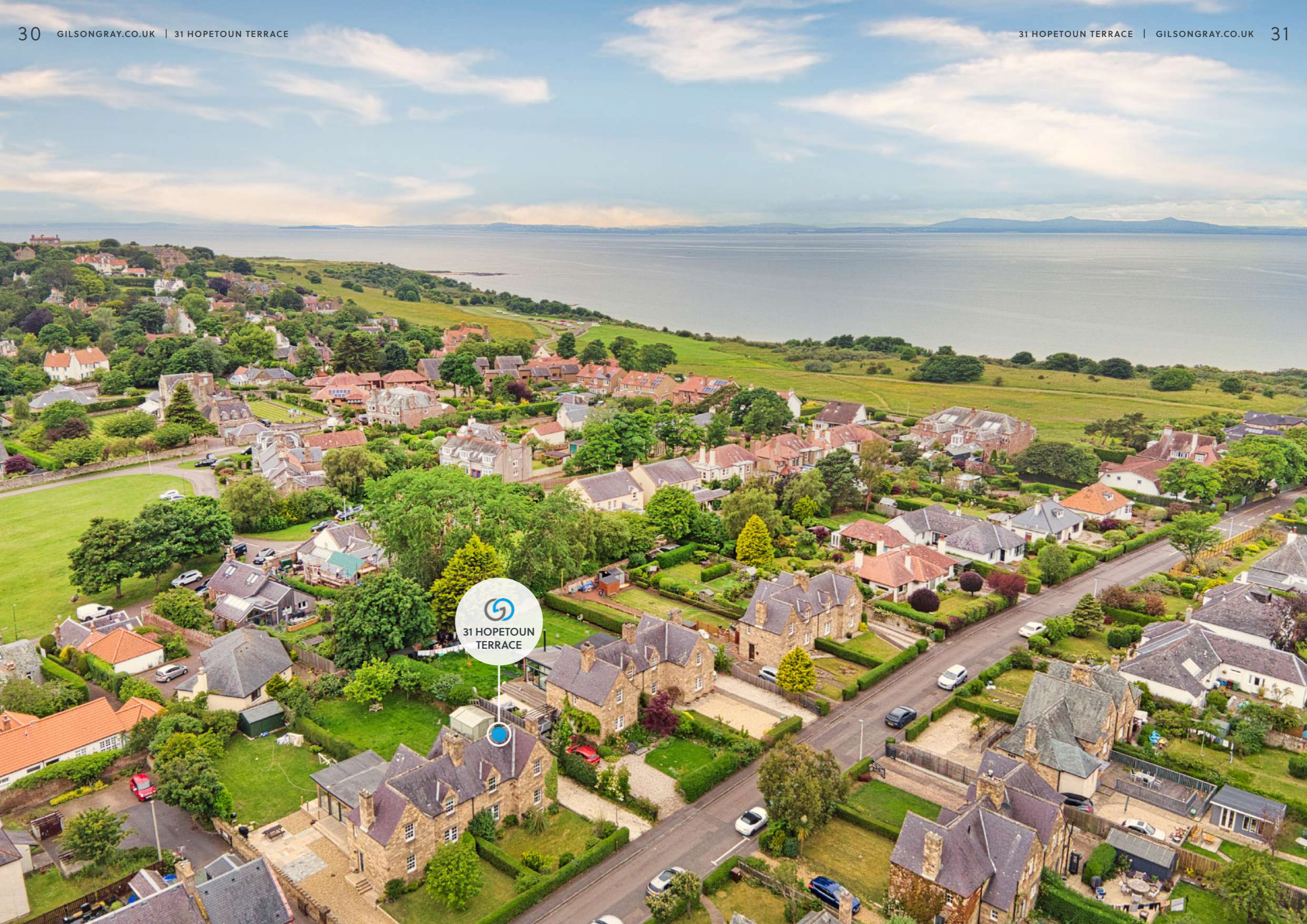
Enveloped by beautiful gardens

Outside, the home is flanked by mature gardens with apple, plum and cherry trees. Enjoying a leafy backdrop, the large (southwest-facing) rear garden also comes fully enclosed for the safety of children and pets. It offers excellent privacy and a sweeping lawn, as well as a pond, a shed for storage, and lovely patio areas for alfresco dining – perfect for summer entertaining. To the front, there is an extensive drive too, ensuring ample private parking.

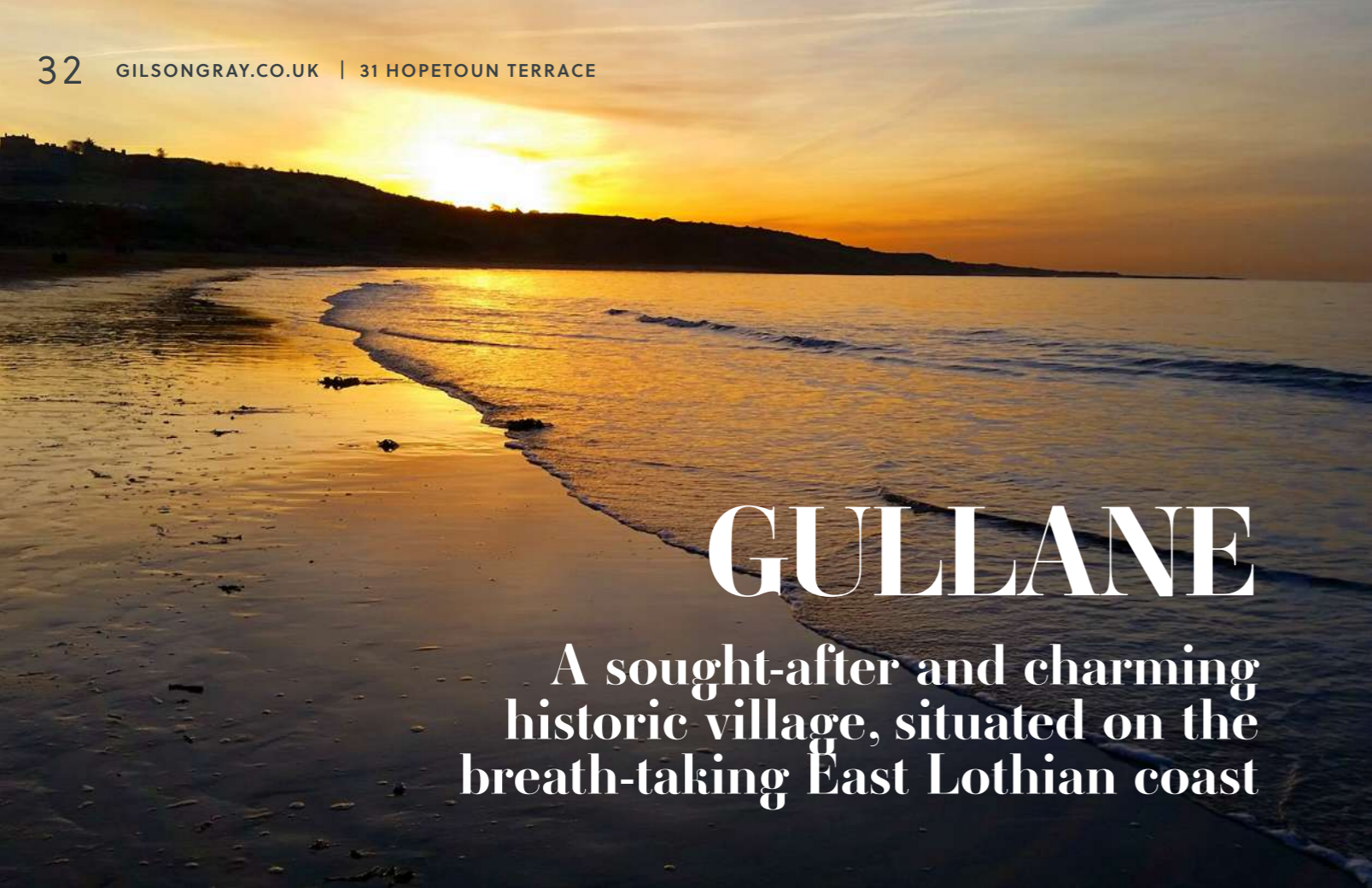




**MATURE GARDENS WITH APPLE, PLUM
AND CHERRY TREES**




31 HOPETOUN
TERRACE



GULLANE

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



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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