



Saltcoats Steading, Gullane

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5 Saltcoats Steading Gullane, EH31 2BS

A unique and exquisitely renovated and redesigned detached stone-built converted farm building in a highly desirable coastal and golfing town

Drem Station 4.6 miles (Edinburgh Waverley 22 mins), Haddington 8 miles, A1 8.5 miles, Edinburgh 20.6 miles, M8 (J1) 25.8 miles, Edinburgh Airport 29 miles

Entrance hall | Cloakroom | Drawing room/ Study | Sitting/Kitchen/Dining Room | Two Utility rooms | Store | Boot room | Boiler room | Principal bedroom with two dressing rooms and en suite bathrooms | Further bedroom | Shower room

EPC Rating Band C

The property

This charming former barn has been sensitively converted into a spacious and versatile property offering almost 3,000 sq. ft. of light-filled and flexible accommodation arranged over two airy floors. It enjoys beautifully restored stonework and crow-stepped gables, along with a range of internal character features seamlessly intertwined with sleek contemporary elements.

Thick wooden double doors surrounded by frosted glazed panels offer a bright entrance into the space, with a useful store, boiler room and cloakroom. The space flows naturally through part-glazed double doors into the lofty vaulted accommodation, starting with the 41 ft. open-plan sitting room, kitchen and dining area. There are exposed timber supports, a range of stylish modern wall and base cabinetry and worksurfaces, a large central island with inset sink and a range of deluxe integrated appliances. Sociable dining and entertaining can be enjoyed with garden views via the wide sliding glazed doors. Adjacent is a well-appointed utility room and handy boot room. Further is a sliding barn-style door leading into

the expansive drawing room/study, with its double-height ceiling, glossy downstairs shower room and turned stairway to the first-floor level. The large drawing room/study offers versatility of use and would lend itself to being split into two smaller rooms should the open space not be required.

Completing the ground floor is the luxurious principal suite, which opens via French doors to the garden and features a large, dedicated dressing room, further walk through dressing room and two en suite bathrooms. The galleried first floor comprises another well-proportioned and adaptable bedroom space.

Outside

Parking for several vehicles is available via the gravelled driveway beside the property, which is largely enclosed via handsome stone walls with a backdrop of lush mature trees. With a further brick laid driveway and enclosed car port. Dual wooden gates open to the pretty courtyard, which features a stepped brick-laid private terrace beside the home followed by a gravelled area, offering the ideal spot for al fresco dining. Leading up to the side entrance is an additional block paved patio.

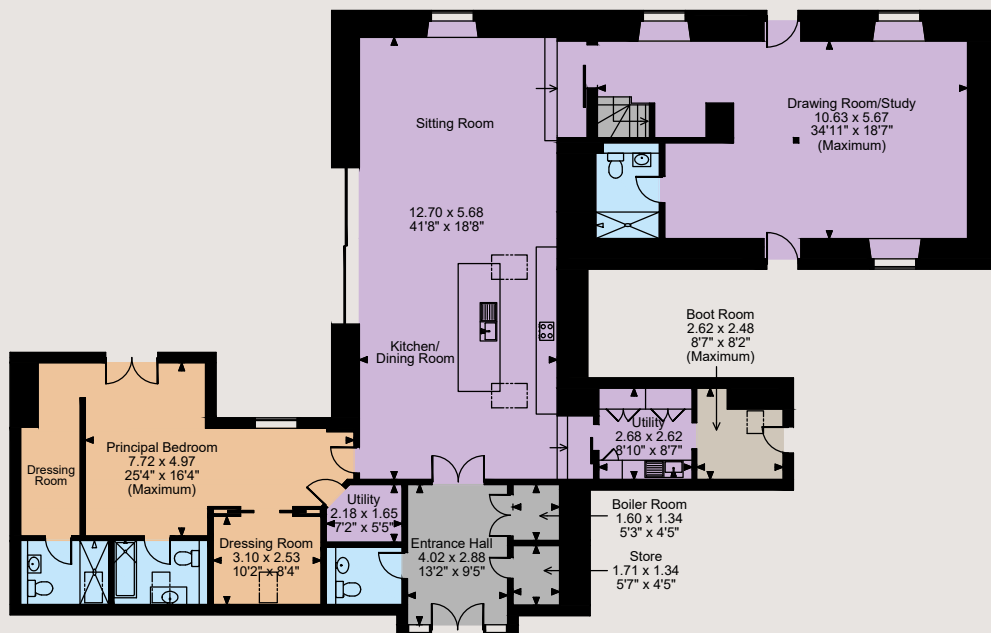
Location

The coveted East Lothian seaside town of Gullane enjoys spectacular natural beauty, with beaches, bird sanctuaries and historic monuments, along with a trio of renowned golf courses. The town benefits from a primary school and a wide range of shops and restaurants including The Bonnie Badger, The Old Club House, La Potinière, The Main Course and Chez Roux at Greywalls Hotel. The larger towns of Haddington and North Berwick provide additional amenities. Drem, North Berwick and Longniddry stations offer rail links to Edinburgh, with the A1 providing convenient road connections to the motorway network and further afield.

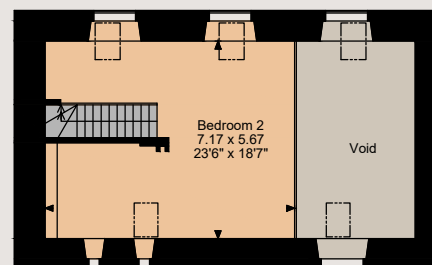




Floorplans
House internal area 2,993 sq ft (278 sq m)
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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General

Local Authority: East Lothian Council

Services: Mains electricity, water and gas. The vendor understands dirty water falls down to the pumping station where it's then connected to the main public sewer and surface water, i.e. roof drains, etc. runs down through the fields to the burn (a small fee is payable for pump maintenance)

Council Tax: Band G

Fixtures and Fittings: Light fittings, blinds, kitchen and utility room white goods are to be included. Curtains via separate negotiation.

Tenure: Freehold

Offers Over: £950,000

Edinburgh

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