

# 25A Hopetoun Terrace

GULLANE, EAST LoTHIAN, EH31 2DD



*VERSATILE FOUR-BEDROOM FLAT IN THE  
SOUGHT-AFTER EAST LoTHIAN VILLAGE OF GULLANE*



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McEwan Fraser is delighted to present this versatile four-bedroom double-upper flat in the sought-after East Lothian village of Gullane. Hopetoun Terrace is a quintessential Victorian residential street that runs from Main Street towards the shoreline and Gullane Beach.

Internally the property offers excellent proportions and is presented to the marketing in good order.

Externally, there is a driveway and a private garden by the staircase up to your own main door. The property is also offered to the market with no onward chain.

The accommodation on the entrance level is focused on a bright and spacious living room which is bright and neutrally decorated. There are many original features and the original sash windows have been updated. The living room has plenty of space for different furniture arrangements which will give the new owner plenty of flexibility to create their ideal entertaining space.

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Bedroom one sits directly behind the living room and is a particularly generous bedroom with ample space for a full suite of free-standing bedroom furniture. The position of this bedroom means it would make an ideal dining room if a second public is required. There would be potential to open the dividing wall with the living room to create a truly breathtaking entertaining space. Bedroom two is also on the entrance level. Neutrally decorated and retaining many original features, this bedroom also enjoys integrated storage.





The entrance level is completed by the modern fitted kitchen with integrated appliances; a generous bathroom a white three-piece suite with a shower over the bath; and a welcoming hallway with integrated storage and handy entrance vestibule.





Climbing the bespoke staircase to the first-floor landing gives access to two further bedrooms separated by a WC.

Bedroom three is a fantastic double with plenty of floor space for a large suite and has the potential for bespoke wardrobes to be built-in. The elevated position and westerly aspect give superb views towards the golf club. Bedroom four is a large single.





**Bedroom 4**

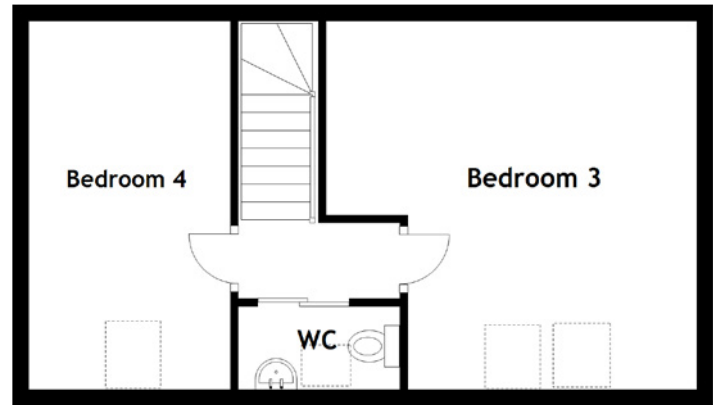








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**Approximate Dimensions**

(Taken from the widest point)

Lounge 3.83m (12'7") x 3.56m (11'8")

Kitchen 3.55m (11'8") x 2.05m (6'9")

Bedroom 1 4.10m (13'6") x 3.32m (10'11")

Bedroom 2 3.83m (12'7") x 3.37m (11'1")

Bedroom 3 4.48m (14'8") x 4.45m (14'7")

Bedroom 4 4.45m (14'7") x 2.11m (6'11")

Bathroom 2.12m (7') x 1.96m (6'5")

WC 1.95m (6'5") x 1.00m (3'3")

Gross internal floor area (m<sup>2</sup>): 94m<sup>2</sup>

EPC Rating: D

**Floor Plan**



Externally, there is a private driveway leading to a garden mostly laid to lawn with a garden shed. Further benefits include gas central heating; single glazed, sash and case windows; external understairs cupboard and ample unrestricted on-street parking.





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Gullane is a picturesque village nestled on the stunning coast of East Lothian. Renowned for its natural beauty, Gullane offers a perfect blend of tranquillity and vibrancy, making it an ideal location for your next home.

As you arrive in Gullane, you are greeted by its charming main street, lined with quaint shops, delightful cafes, and welcoming restaurants. The village boasts a strong sense of community, reflected in its well-maintained parks, local events, and friendly residents.

For outdoor enthusiasts, Gullane is a paradise. The village is famed for its breathtaking sandy beaches, perfect for leisurely walks, family picnics, or simply soaking up the coastal views. Gullane is also home to world-class golf courses, including the prestigious Muirfield, which has hosted numerous Open Championships.

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Families will appreciate the excellent local schools and the safe, nurturing environment Gullane provides. The village offers a variety of housing options, from traditional cottages to modern family homes, each imbued with character and style.

Conveniently located, Gullane is just a short drive from Edinburgh, allowing easy access to the city's amenities while enjoying the peace of village life. Public transport links are reliable, making commuting straightforward for professionals. In Gullane, you will find a unique blend of rural charm and modern convenience, making it a highly desirable place to call home. Explore the possibilities and discover the warmth and beauty that Gullane has to offer.

## The Location



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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