

**Building plot, Station Road,  
Gullane, EH31 2HE**



CHARTERED FIRM



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents

## RARE OPPORTUNITY

### BUILDING PLOT IN HEART OF GULLANE



A rare opportunity has arisen to purchase a plot of land, 0.23 acres, tucked away on a quiet lane in the heart of the coastal village of Gullane. Planning permission is in place for a detached house, with generous proportions, set over two floors, positioned to take advantage of the views to the Lammermuir Hills. An application has been lodged for a stage 1 building warrant. Drainage is on site. The planning permission granted provides for a four-bedroom, detached house, over two floors, with a double garage, driveway and garden, as well as a one-bedroom annexe, ideal accommodation for a relative, guest accommodation or home working.

Full details of the planning permission can be viewed on East Lothian Council website under planning reference number 21/01107/P.

#### House:

The ground floor accommodation consists of an entrance hallway, open plan kitchen/dining/living room with bi-fold doors and French doors, home office, utility room and shower room.

The upper floor consists of a master bedroom, with a dressing room and ensuite bathroom and three further bedrooms, all with ensuite shower rooms.

#### Annexe:

The annexe is on the ground floor and has its own separate entrance door, hallway, living room, with French doors, kitchen, double bedroom and bathroom.

#### Garden:

The property will have garden grounds wrapping round the property with some mature trees.

#### Parking:

The property will have a driveway and a double garage.

Artist impression images of house and interiors have been used for illustration purposes only.



# GULLANE

Gullane is a highly desirable, coastal village, sitting on the edge of the Firth of Forth boasting a beautiful sandy beach known as Gullane Bents, ideal to enjoy water sports or walks. The village is home to Muirfield Golf Course, which has hosted The Open Championships several times, Gullane Golf Club with three courses and Luffness Golf Course. There is an excellent selection of cafes, independent shops and restaurants to choose from and Greywalls Hotel. Larger supermarkets are available in nearby North Berwick. There is a highly regarded primary school and a secondary school five miles away in North Berwick. Commuting to Edinburgh by car is twenty-two miles or there is a train service in nearby North Berwick or Drem.



**Extras**  
N/A

**Viewing**

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

**Council Tax Band**

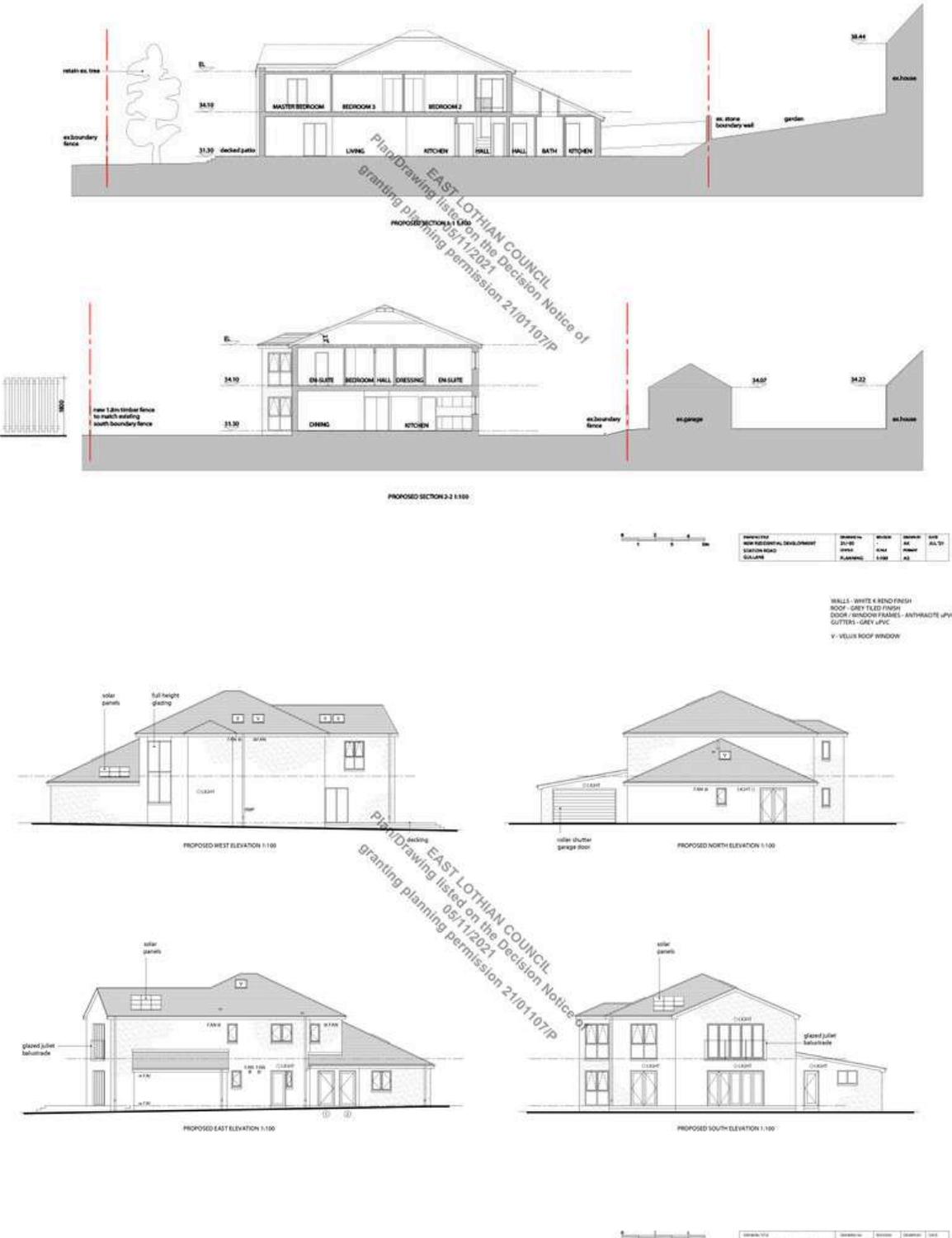
N/A

**Home Report Valuation**

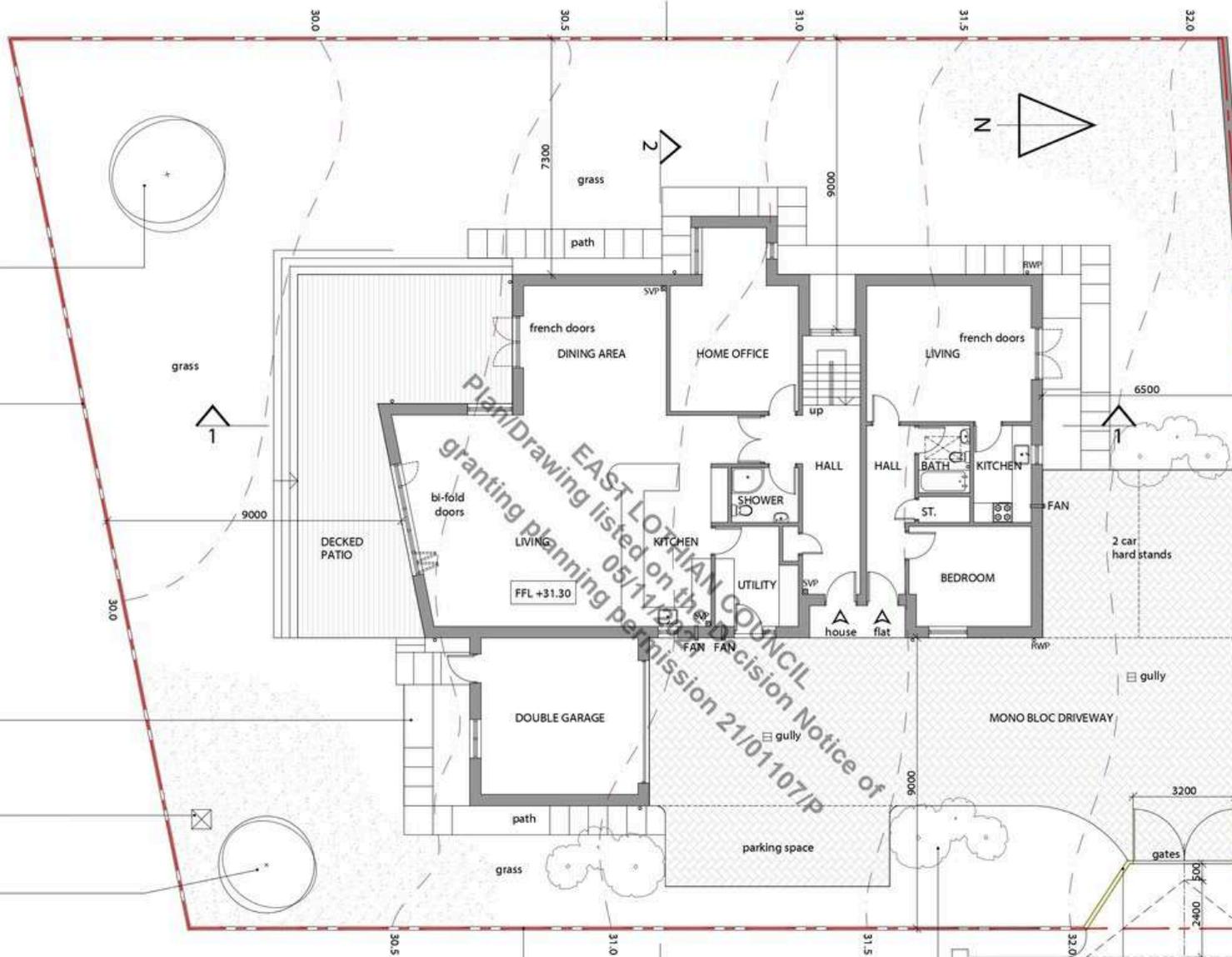
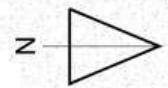
N/A

**EPC Rating**

N/A



west boundary  
NEW 1.8m timber fence



retain existing tree

south boundary  
existing fence

north boundary  
existing stone wall

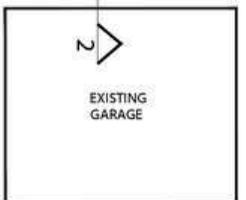
path  
concrete paving slabs

existing  
disconnecting manhole

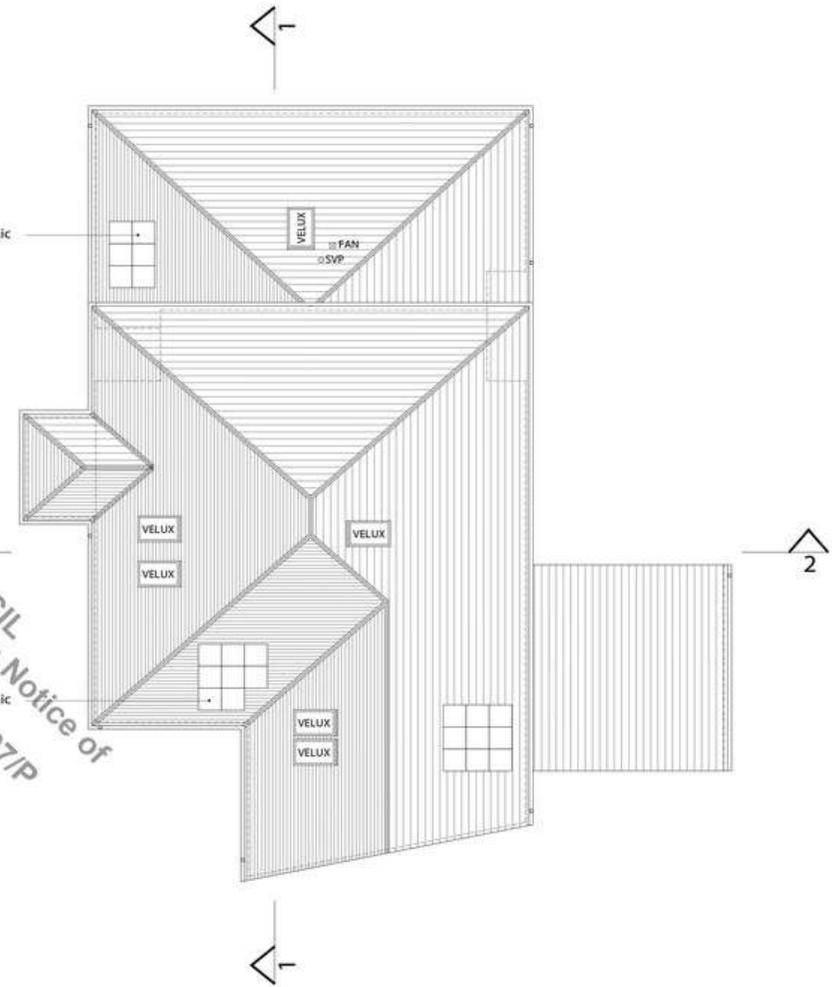
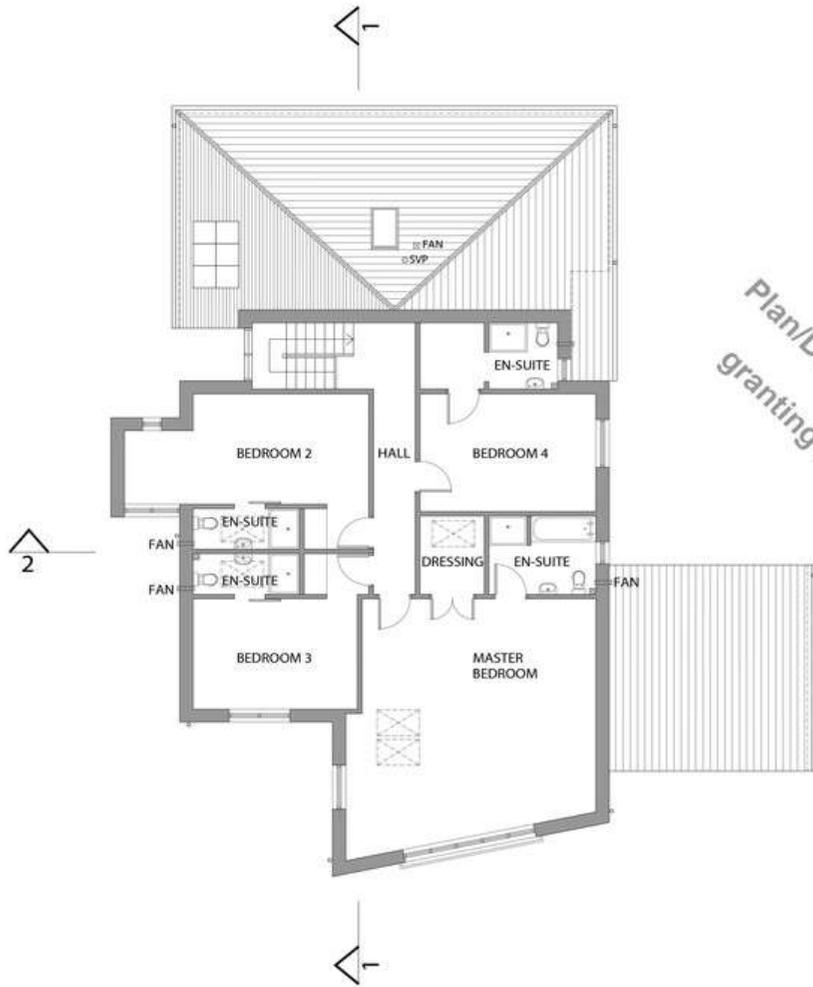
retain existing tree

Plan/Drawing listed on the EAST LOXIAN COUNCIL granting planning permission 05/11/21 Decision Notice of 21/10/1107/P

PROPOSED SITE PLAN 1:100



DRAWING TITLE NEW RESIDENTIAL DEVELOPMENT STANTON ROAD GULLANE	DRAWING NO 21/-03 STATUS PLANNING	REVISION A SCALE 1:100	DRAWN BY AK FORMAT A2	DATE JUL 21
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EAST LoTHIAN COUNCIL  
 Plan/Drawing listed on the Decision Notice of  
 granting planning permission 21/07/107/P  
 05/11/2021



DRAWING TITLE	DRAWING No.	REVISION	DRAWN BY	DATE
NEW RESIDENTIAL DEVELOPMENT STATION ROAD GULLANE	21/-04	+	AK	JUL '21
	STATUS	SCALE	FORMAT	
	PLANNING	1:100	A2	







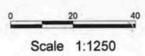
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The representation of features as lines is no evidence of a property boundary.



Supplied By: **Service Point Edinburgh 2**  
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 Plot Centre Coordinates: 348740, 682928

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89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029  
 e: [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk) ♦ w: [www.elpamsolicitors.co.uk](http://www.elpamsolicitors.co.uk)

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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