

WINDWARDS

West Fenton, Gullane, East Lothian, EH39 5AJ

EXCEPTIONAL
*6 bed family home in a
peaceful rural setting*



GILSON GRAY

LAW • PROPERTY • FINANCE

PROPERTY NAME

Windwards

LOCATIONWest Fenton, Gullane,
East Lothian, EH39 5AJ**APPROXIMATE TOTAL AREA:**

3,132 sq ft / 291 sq m

The floorplan is for illustrative purposes. All
sizes are approximate.

CONTENTS

09 Entrance**10** Reception Rooms**14** Kitchen**19** Bedrooms**22** Bathrooms**25** Garden**28** Area





WELCOME TO Windwards

Exceptional, detached 6 bed family home located in a peaceful rural setting with secure garden.

GENERAL FEATURES

Prime, peaceful residential location
EPC Rating - F | Council Tax Band: G

ACCOMMODATION FEATURES

Sitting room, family room & orangery
Kitchen/dining room with Aga
Six bedrooms & three bathrooms
Study or 7th bedroom
Oil fired & electric heating systems
Superb choice of public & private sector schools
Many local amenities & Golf Clubs nearby

EXTERIOR FEATURES

Double garage with front & rear driveways
Extensive secure garden enjoying far reaching views



ENTRANCE

A bright & welcoming introduction

Windwards is a charming, well presented and attractively decorated detached family home nestled in the heart of the East Lothian countryside and surrounded by rolling farmland. The house enjoys far reaching views towards the Lammermuir hills to the south and Berwick Law to the east.



RECEPTION ROOMS

A first floor sitting room with vaulted ceiling

The extensive accommodation (3618sq.ft) includes six bedrooms, a study or 7th bedroom, three bathrooms, a first floor sitting room with vaulted ceiling and wonderful far reaching views and a family room





KITCHEN/DINING ROOM

with an Aga

A well appointed kitchen/dining room with an Aga, a separate utility room and guest WC. A large recently added orangery leads off from the kitchen and out to the secure and extensive rear garden.







BEDROOMS

Six double bedrooms
and a study.



Master bedroom with vaulted ceiling with in-built wardrobes.





BATHROOMS





GARDEN

Extensive rear garden with front and rear driveways and a double garage.

FIXTURES & FITTINGS

The fitted carpets, blinds, standard light fittings, the integrated kitchen appliances, greenhouse and garden shed are included in the sale. Drainage is to a septic tank which is registered with SEPA - reference CAR/R/1050025





GULLANE

Gullane is a small, picturesque village lying less than 45 minutes' drive from the centre of Edinburgh.

Gullane is a small, picturesque village lying less than 45 minutes' drive from the centre of Edinburgh. It has a good range of local shops and other amenities, but it is the excellent sandy beaches and world-renowned golf courses including Muirfield that make it a special place to live. Be adventurous and play on any of the top 16 golf courses along the coastline within the East Lothian area. The Gullane Bents are the village's award-winning beach and the long-distance footpaths along the coast attract locals and visitors alike to enjoy the beauty of Gullane and surrounding areas. There is a primary school and excellent secondary schooling at North Berwick, private schooling at preparatory level in Haddington and Dunbar and private schooling in Musselburgh and in Edinburgh.







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