

Empty nesters settle in Gullane with tailor-made homes

Couples whose children have recently flown the nest are being encouraged to visit the picturesque village of Gullane on the scenic East Lothian coast to discover their perfect next home.

CALA Homes (East) has consciously designed a home with this demographic front of mind – with its designs and layouts for their

Duffy home at Marine Rise aligning perfectly with recent research from Lloyds Bank.

Those findings suggest that almost half of empty-nesters do not actually wish to downsize, and desire to have at least two adaptable

spare bedrooms, either for visiting children, guests or space for hobbies; indeed when staying in their old homes, 25% convert a bedroom into a private office.

The Duffy at CALA's Marine Rise development in Gullane, a three-bedroom plus study home answers all of the above needs and more.

With an extremely flexible layout, buyers can expect the same floor space as a typical CALA four-bedroom detached property – ensuring

there is plenty space for not only a grand master suite on the top floor with walk in wardrobes and private en-suite, but also for those much needed two additional bedrooms as well as

the home office.

With an open plan kitchen/dining area, connecting to a private garden, and two further reception rooms, private driveway and garage, space to do whatever you wish with is no issue in The Duffy.

Philip Hogg, Sales and Marketing Director at CALA Homes (East), said: "Our design team has achieved a remarkable thing with this home – and we're thrilled to be able to bring the bespoke design of The Duffy to Marine Rise in Gullane.

"This style of home has real practical benefits for those looking for a home with all the space they are used to, but with all the benefits of buying new; with many homes designed with a family market in mind, it is exciting to be bringing a home to the market that perfectly addresses the needs of those looking to make a move without compromising on the space they are used to.

"It's ideal for those wanting privacy, while also focusing on flexibility and a low maintenance upkeep – two things that are considered top priorities for empty-nesters.

"This means buyers will be able to have the freedom and space they need to enjoy hobbies and socialising, while being able to lead a clutter-free, low maintenance lifestyle."

On the ground floor, couples can entertain in an informal kitchen and dining area and private garden, while making ample use of storage in the integral garage and separate utility room. For a quieter night in a downstairs cosy snug completes the ground floor – the perfect nook for curling up and enjoying a movie in winter or quiet space to focus and study.

On the first floor, two double bedrooms can be found alongside the home's main bathroom, and is completed by a larger, more

formal

lounge with a Juliet balcony, providing an extra level of sophistication for when friends or family come to visit.

However, the top floor is the real marvel of The Duffy. Featuring an impressive master bedroom that boasts an elegant four-piece en suite, a walk-in dressing room and a separate study or craft room, meaning the third level offers optimum privacy and can be tailored to the individual's needs – whether that is work or play.

Philip added: “From the private garden that provides a safe area for pets or grandchildren to play, to the additional study on the third floor, The Duffy really does have the space and layout to suit a range of needs.

“As the homes are set in such a sought-after location too, just 10 minutes from North Berwick and with plentiful local amenities, we expect they will have strong appeal.”

The Lloyds report also highlights the importance empty-nesters place on community and ties to an area – something that is easy to develop in Gullane – one of the most desirable areas of the Scottish east coast.

CALA's Marine Rise development itself is just a stone's throw away from the village's main street, award-winning Gullane Bents beach and picturesque walkways for leisurely weekend strolls or cycles.

Golfing enthusiasts are spoilt for choice in Gullane, as the village is situated off the famous 'Golf Coast Road', featuring some of Scotland's outstanding championship courses including the world famous Muirfield.

As well as offering potential buyers a charming selection of shops, top eateries and amenities along its quaint high street, North Berwick is just three miles away.

Far from remote, homes at Marine Rise are around 21 miles from Edinburgh city centre – and commuters can be assured they are a short drive from the capital or a swift train journey from nearby Drem station.

Prices for The Duffy at Marine Rise range from £399,000 to £429,000, with a range of tailored incentives available as well as CALA's handy Part Exchange or Guaranteed Buyer services.

For more information on Marine Rise, visit:
<https://www.cala.co.uk/gullane>

Incentives are available on selected plots. Terms and conditions apply, for further details please visit:
www.cala.co.uk/terms