



# 17 ST ANDREWS COURT

Gullane, East Lothian, EH31 2AS



1

Public Room



2

Bedrooms



2

Bathroom





# 17 ST ANDREWS COURT

This exceptional two-bedroom first-floor apartment is set within the former Queen's Hotel: a grandiose (B-listed) late 18th-century building with later additions. Developed by Playfair Properties and designed by the award-winning Lorn Macneal Architects, the building has been transformed into luxury homes for those seeking a picturesque coastal lifestyle. The property itself is beautifully presented throughout in crisp neutral tones and with high-end finishings. It offers sociable open-plan living accommodation, a stylish kitchen, and a modern shower room and en-suite. It also boasts excellent storage, secure parking, and manicured communal gardens.

Located in the Gullane conservation area, the home has a highly sought-after setting. It is within easy reach of local amenities, as well as highly regarded restaurants, and a couple of popular cafes and bars. The local primary school is within swift walking distance and bus links are a stone's throw away, connecting Gullane to the surrounding towns and villages. The spectacular Gullane Beach is a short walk away too, offering a long arch of golden sand nestled beside rolling dunes. The area is also highly popular for golf enthusiasts, with a wealth of renowned courses nearby. It is a wonderful location in a truly scenic place.









**B**

**EPC  
RATING**

**D**

**COUNCIL  
TAX BAND**

## **VIEWING**

By appointment only  
with Gilson Gray on  
**01620 893 481**

## Features

- First-floor apartment finished to high standards
- Part of modern development adjoined by a renowned B-listed building
- Situated in the exclusive village of Gullane
- Secure telephone-entry system
- Hall with two cupboards and private attic store
- Open-plan kitchen/dining/living room with:
  - A modern, well-appointed kitchen
  - Multi-aspect windows
- Two double bedrooms with built-in wardrobes
- Modern 3pc en-suite bathroom
- Contemporary 3pc family shower room
- Private ground-floor store room
- Professionally landscaped communal gardens
- Secure private allocated parking











Extras: integrated appliances (five-burner gas hob, extractor hood, raised oven, eye-level microwave, fridge/freezer, dishwasher, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

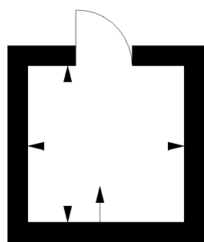


# GULLANE, EAST LoTHIAN

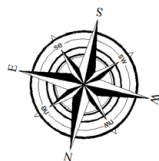
Gullane is a sought-after and charming historic village, situated on the breath-taking East Lothian coast and within easy reach of Edinburgh city centre. The stretch of coastline at Gullane, is a haven for birdlife; walks through the dunes offer exhilarating views across the Firth of Forth to Fife. Within the village's bustling main street, there are good local shops catering for everyday requirements as well as independent shops, art galleries, coffee shops, and award-winning restaurants. The vibrant town of North Berwick (5 miles away) and the historic market town of Haddington (7.5 miles away) have a wider range of independent retailers and supermarkets. The surrounding area offers a host of opportunities for the outdoor enthusiast, including sailing clubs, tennis clubs, golfing and horse riding facilities. Gullane is known as one of the best areas for golfing and boasts Gullane No. 1, widely regarded as one of the finest courses in Scotland. Gullane Primary School is nearby, while secondary schooling can be found at highly-regarded North Berwick High school. The proximity of Drem Railway Station, which has regular services to Edinburgh Waverley, makes the area a highly desirable location for those commuting by train, while the nearby A1 will take you to Edinburgh by car in around 30 minutes.

## Store (Ground Floor)

Approx. 3.8 sq. metres (40.9 sq. feet)

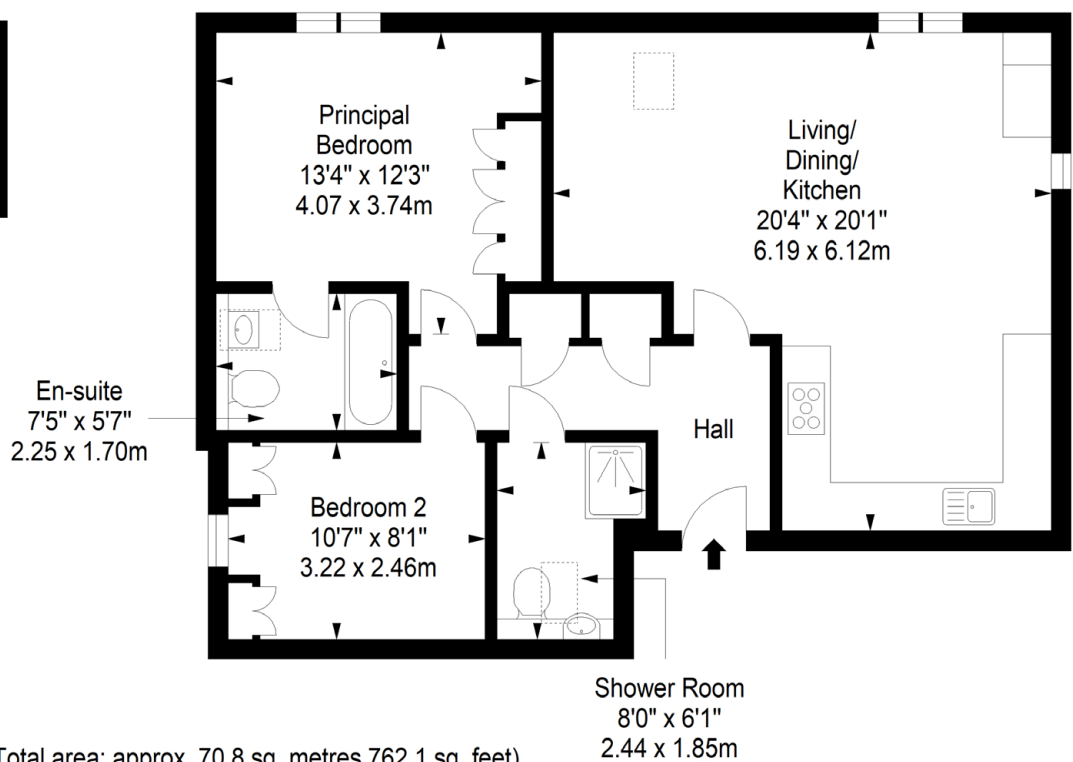


Store  
6'5" x 6'4"  
1.95 x 1.94m



## First Floor

Approx. 70.8 sq. metres (762.1 sq. feet)



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.