



GARDEN STIRLING BURNET

**2 THE PADDOCK, SANDY LOAN**  
GULLANE, EAST LoTHIAN, EH31 2BW



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Situated in a small, quiet cul-de-sac development in highly desirable Gullane, this detached bungalow offers all the ease and convenience of single-storey living, with two bedrooms, a generous reception room, a conservatory, a breakfasting kitchen, a wet room, and a separate WC. Externally, the home is accompanied by front and rear gardens, a single garage, and a private driveway. The development has a gate that allows resident's only access to the Gullane beach pathways, with a key that only residents have. It is also just five minutes' walk from the first tee of Gullane No.1, a championship golf course.

A vestibule welcomes you into the home, leading through to a hall with storage and a WC. To the right of the hall lies a wonderfully bright and spacious reception room, offering space for both lounge and dining furniture and featuring a homely fireplace. Patio doors from here afford access to a large conservatory – a second generous reception area with a door out to the garden. The kitchen is accessible from the dining area, conservatory, and hall, and is fitted with wall and base cabinets, spacious worktops, a breakfast bar, and splashback tiling, with provision also made for freestanding and undercounter appliances.

## FEATURES

- Detached bungalow in Gullane
- Quiet cul-de-sac location
- Vestibule and hall with storage and WC
- Large living/dining room
- Versatile conservatory with garden access
- Breakfasting kitchen
- Modern wet room
- Front and rear gardens
- Single garage and private driveway
- Gas central heating and double glazing









The home's two spacious double bedrooms are supplemented by large built-in wardrobes with mirrored sliding doors, with one enjoying leafy rear garden views. Finally, a wet room completes the accommodation, comprising a rainfall shower and handset, a WC-suite, and a chrome towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the home is accompanied by a front lawn and a secluded rear garden, with the latter enjoying a lawn and a border of established leafy trees and shrubs. Off-street parking is provided by a single garage and a private driveway.

Extras: All fitted floor coverings, window coverings, and light fittings will be included in the sale.











## Gullane

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.





2 The Paddock





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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

