



Offers Over  
**£400,000**

## 28 Saltcoats Avenue

Gullane | East Lothian | EH31 2EY

An excellent opportunity has arisen to purchase this beautifully presented three-bedroom semi-detached villa, built by CALA Homes and forming part of a sought-after modern development in the coastal village of Gullane. Designed for contemporary family living, the property offers spacious and flexible accommodation over two levels, complemented by private gardens, two allocated parking spaces, and a timber clad garden room.

-  3 bedrooms
-  1 public room
-  2 bathrooms plus WC
-  Front & rear gardens
-  Two allocated parking spaces
-  EPC rating – B
-  Council tax band - E



## Description

Presented in pristine move in condition, the front door opens into an entrance vestibule and welcoming hallway equipped with understairs storage. From here you move into a bright and spacious front-facing reception room, ideal for relaxing and entertaining. To the rear, the stylish dining kitchen showcases high-quality wall and base units and integrated appliances, with French doors opening directly to the south-facing garden for seamless indoor-outdoor living. A useful guest WC completes the ground floor.

Moving upstairs, the light-filled and comfortable principal double bedroom benefits from a built in wardrobe and a modern en-suite rainfall shower room. There are two further appealing bedrooms, both with a built in wardrobe. These share access to a contemporary family bathroom with a white suite, heated towel rail, and bath with wall-mounted shower. The property also benefits from gas central heating, double glazing, solar panels, an alarm system, and the reassurance of CALA's renowned build quality.



## Extras

Included in the sale will be the induction hob and electric oven, integrated fridge/freezer and dishwasher, and the timber clad garden room. The washing machine and curtains are available by separate negotiation.

## Gardens and Parking

The front garden is neatly landscaped with a pathway leading to the entrance, complemented by areas of lawn that enhance the property's kerb appeal. To the rear, the fully enclosed south facing garden provides a safe and private retreat, with a generous expanse of lawn, and a patio and decking area offering space for outdoor dining.

A particular highlight of the property is the timber clad garden room -complete with WiFi and power, this would make an ideal home office or family room.

The property also benefits from two allocated parking spaces, providing convenient parking for residents and visitors alike.



## Factoring

The communal garden grounds around the development are maintained by Ross & Liddell at a cost of approximately £19 per month.

## Viewing

By appointment through Neilsons (0131 625 2222).







## Location

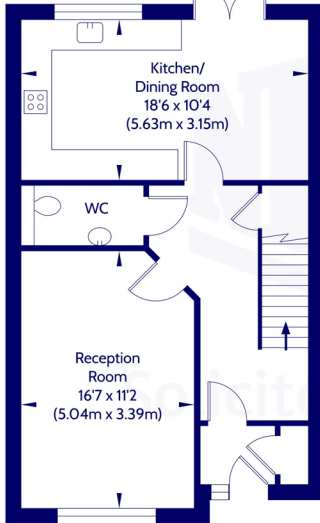
The coastal village of Gullane, nestled in the heart of East Lothian, is one of Scotland's most desirable residential locations, celebrated for its stunning golden beaches and vibrant village atmosphere. The village itself provides an excellent range of local amenities, including independent shops, cafés, restaurants, and galleries, as well as everyday essentials. For a wider choice of shopping, leisure, and cultural facilities, the charming seaside town of North Berwick and the county town of Haddington are both within easy reach. Gullane is also home to some of the world's most iconic golf courses, with Muirfield, Gullane Golf Club, and Luffness New Golf Club all on the doorstep. Beyond golf, the surrounding coastline and countryside offer endless opportunities for walking, cycling, horse riding, and nature watching. Families are particularly drawn to Gullane for its strong sense of community and excellent schooling. The village boasts a highly regarded primary school, with secondary education available nearby, while Edinburgh's leading independent schools are also accessible. Commuters enjoy straightforward connections, with regular bus services and convenient road links to Edinburgh and beyond. The nearby train stations at Drem and North Berwick provide swift rail travel into the capital, making Gullane the perfect location for those seeking an enviable coastal lifestyle without compromising on city accessibility.



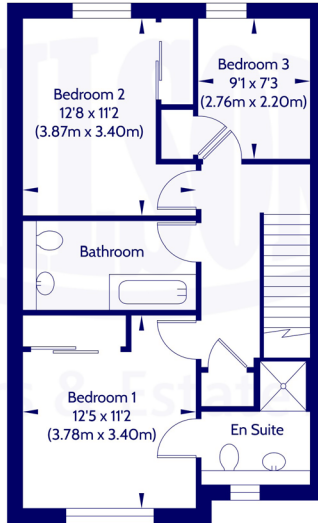


Approx. Gross Internal Floor Area 105.87 Sq M / 1140 Sq Ft.

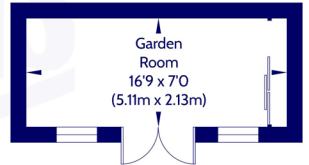
Ground Floor



First Floor



Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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