



# 5 The Rowans

GULLANE, EAST LOTHIAN, EH31 2DU

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Enjoying a quiet cul-de-sac position in the sought-after village of Gullane, this generously proportioned three-bedroom bungalow boasts plentiful natural light, and features an enclosed south-facing garden, driveway, and garage. The covered porch framed by a neat lawn, and a monoblock driveway leading to the garage, opens into an inviting vestibule and spacious carpeted hallway. To the right, the dual-aspect sitting-dining room, bathed in light from its westerly orientation and a sizeable box bay window provides flexibility for various furniture arrangements. With carpeting and a focal living flame fireplace, it is a charming space for family life and entertaining. Conveniently adjoining is a modern kitchen with garden access. White gloss wall and floor units are complemented by smooth grey worktops and integrated appliances that include an oven, extractor hood, and hob. Along the hallway, a south-east-facing principal double bedroom peacefully overlooks the rear garden and is adorned with a tasteful interior. It also benefits from

an en-suite shower room equipped with a WC and washbasin built into vanity. Two further good-sized double bedrooms have built-in wardrobes and enjoy a tranquil ambience. These share access to a family bathroom complete with a WC, washbasin built into vanity, towel radiator, and bath. To the rear, the enclosed garden boasting a south-facing aspect, patio, and lawn is the perfect spot for children and pets to enjoy. Within walking distance of the stunning beach, as well as the primary school and all the village amenities, this property will appeal to a variety of buyers.

## FIXTURES & FITTINGS

All floor coverings, light fittings, curtains, integrated appliances and white goods will be included in the sale.



## PROPERTY FEATURES

- Three-bedroom bungalow
- Quiet cul-de-sac position
- Light-filled sitting-dining room
- Three double bedrooms (one with en-suite)
- Well-equipped modern kitchen
- Family bathroom
- Garage and driveway
- Front and rear gardens
- Double glazing
- Gas Central Heating
- EPC - D
- Council tax band - E

## GULLANE

Gullane is an idyllic and highly desirable East Lothian village approx. 22 miles from Edinburgh City Centre.

Residents enjoy good local amenities including an optician, chemist, a Margiotta, and Co-op, as well as the Goose on the Green and Cherish cafés. Bustling pubs and restaurants include The Old Clubhouse, The Main Course, and Tom Kitchin's The Bonnie Badger. Further retail and dining amenities including an Aldi and Tesco are ten minutes away in North Berwick which boasts a thriving high street.

For recreational opportunities you are spoilt for choice with walks on the beautiful Gullane beach (recently named in the top ten of Scottish beaches), or in the East Lothian countryside, tennis at the Gullane Tennis Club, or golf on one of the world-renowned courses which include Muirfield and nearby Archerfield. North Berwick has a sports centre with a swimming pool and fitness classes as well as The Marine Hotel with a luxury spa, swimming pool and gym.

There is a well-regarded local primary school, and the property is within the catchment area for North Berwick High School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh with further choices available in Edinburgh.

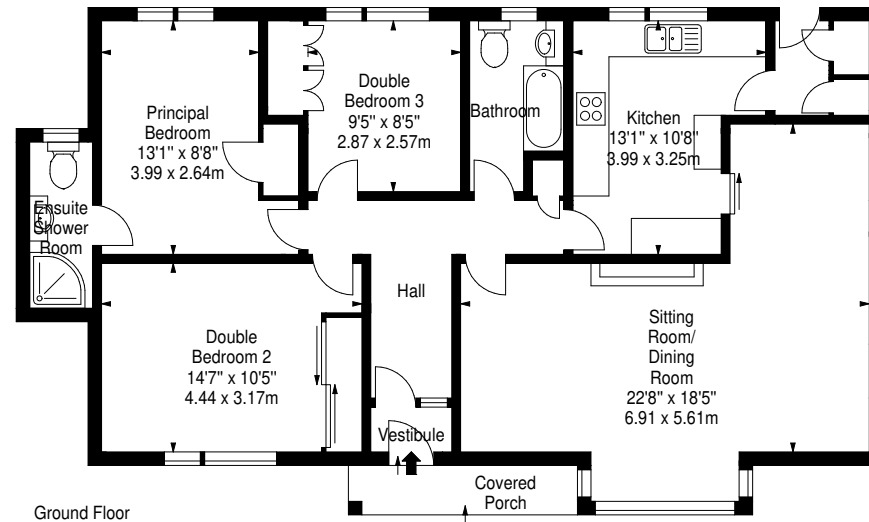
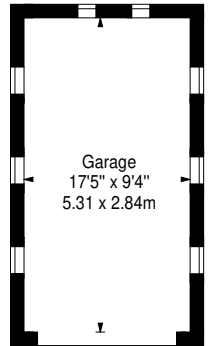
Both Drem and North Berwick train stations connect the village swiftly to Edinburgh. Edinburgh's City Centre is approximately a 40-minute drive via the A1.



**The Rowans,  
Gullane,  
East Lothian, EH31 2DU**



Approx. Gross Internal Area  
1086 Sq Ft - 100.89 Sq M  
Garage  
Approx. Gross Internal Area  
162 Sq Ft - 15.05 Sq M  
For identification only. Not to scale.  
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**Please Note:**

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from [parissteele.com](http://parissteele.com)
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to [property@parissteele.com](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

