



Margrie, 5 Fentoun Gait

GULLANE, EH31 2EJ

Property
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PROPERTY DESCRIPTION

Enjoying a peaceful residential setting in the highly desirable village of Gullane, this rarely available three-bedroom bungalow impresses with its generous proportions, versatile layout, abundance of natural light, and delightful garden. Whilst it may benefit from some modernisation, it presents an exceptional opportunity to create a wonderful family home.

From the carpeted hallway, you move into a light-filled sitting room. With a spacious layout, neutral colour palette, gas flame fireplace, and a picture window overlooking the front of the property, it offers an inviting place in which to relax and entertain.

Enhancing its appeal is an adjoining south-facing conservatory accessed via sliding doors and opening to a side patio. Returning to the hallway or accessed directly from the conservatory, you'll find an impressively proportioned living and dining room. Bathed in natural light from expansive south-facing windows, it combines comfort and style with plush carpeting, soft ambient lighting, and a calming colour scheme, making it ideal for family gatherings and quiet evenings.





From here, the generously sized dual-aspect kitchen features a U-shaped design to maximise space. Incorporating a bespoke dining area, shaker-style wall and base cabinetry is paired with grey quartz-effect worktops, while integrated appliances include a hob, oven, and microwave. An adjoining utility room provides additional storage.

The hallway continues past a family bathroom and separate shower room, each now ready for cosmetic upgrades, to the east-facing principal double bedroom looking across the rear garden. With an appealing décor and carpeting, it is fitted with built-in cabinetry. The additional west-facing double bedrooms are bright and well-presented, with one benefitting from mirrored wardrobes.

Externally, the enclosed east-facing rear garden offers a large lawn, mature hedging, paving, decorative stones, and pretty borders, along with several seating areas designed for outdoor relaxation and entertaining. The garage and driveway provide ample off-street parking.

FIXTURES & FITTINGS

All fitted floor coverings, curtains & blinds, integrated oven, hob, eye-level microwave, and fridge-freezer will be included in the sale.





PROPERTY FEATURES

- Three-bedroom bungalow
- Light-filled sitting room
- South-facing conservatory
- Spacious south-facing living and dining room
- Modern dining kitchen
- Utility
- Three double bedrooms
- Family bathroom and shower room
- Enclosed rear garden and south-facing side patio
- Driveway and garage with store
- EPC - C
- Council tax band - G
- Double glazing
- Gas central heating

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.





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Property
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Fentoun Gail,
Gullane,
East Lothian, EH31 2EJ

SignatureFoot

Approx. Gross Internal Area
2089 Sq Ft - 194.07 Sq M
Garage
Approx. Gross Internal Area
252 Sq Ft - 23.55 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 the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.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 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.

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