



2 Fentoun Gait

GULLANE, EH31 2EJ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Set within a peaceful residential development in the highly sought-after village of Gullane, and conveniently close to the primary school, Main Street, and the award-winning beach, this four-bedroom detached home offers an exceptional family lifestyle. The well-appointed kitchen features classic shaker-style wall and floor units, wood-effect worktops, and a tiled splashback. Integrated appliances include an oven, hob, and extractor fan, while an adjacent utility room with garden access provides additional storage.

A warm, inviting carpeted hallway sets the tone for the interiors beyond, leading into a spacious dual-aspect sitting and dining room. Extending the full length of the property and opening onto the south-west-facing rear garden, this light, airy space, enhanced by plush carpeting and a soft neutral palette offers the perfect setting for relaxation and entertaining. Opposite, a comfortable, carpeted double bedroom could also make for a family room or snug, whilst a guest WC completes the ground floor.





Upstairs, three further double bedrooms await, each well-proportioned, filled with natural light, and offering flexibility for a range of layouts. The principal bedroom also boasts bespoke built-in wardrobes. All rooms share a family bathroom fitted with a bath with wall-mounted shower, WC, and washbasin.

Externally, the property features a manicured lawn to the front and rear along with established trees, hedging, and paving to create a delightful escape. A driveway and detached garage provide off-street parking.



FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, oven with grill and hob, extractor fan, fridge-freezer and washing machine will be included in the sale.



PROPERTY FEATURES

- ❑ Four-bedroom detached home
- ❑ Spacious dual-aspect sitting and dining room
- ❑ Sitting room opens to south-west facing garden
- ❑ Well-appointed kitchen and utility with garden access
- ❑ Four double bedrooms
- ❑ Family bathroom and guest WC
- ❑ Front and rear gardens
- ❑ Driveway and detached garage
- ❑ Gas central heating
- ❑ Double glazing
- ❑ EPC - C
- ❑ Council tax band - F
- ❑ Tenure - Freehold

GULLANE

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

Residents enjoy access to an array of amenities from an optician, chemist, a Margiotta, and Co-op, to a bakery, deli and cafe. Bustling pubs and restaurants include The Old Clubhouse, The Main Course, The Mallard, 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.

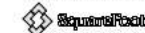
There is a well-regarded local primary school, and the property is within the catchment area for North Berwick High School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh with further choices available in Edinburgh.

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.

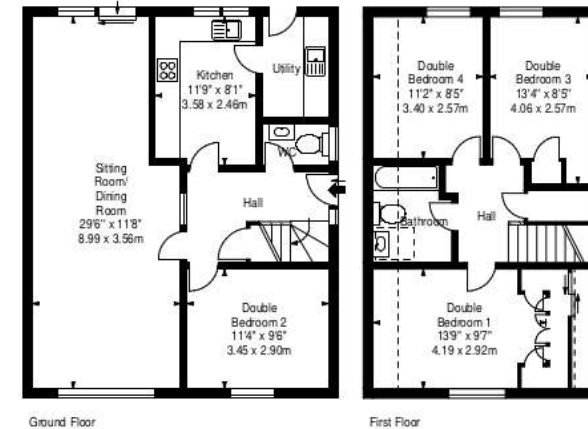
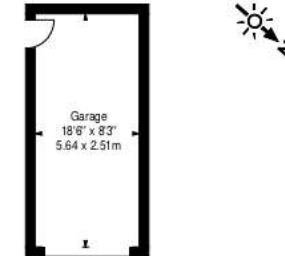




Fentoun Gait,
Gullane,
East Lothian, EH31 2EJ



Approx. Gross Internal Area
1209 Sq Ft - 112.32 Sq M
Garage
Approx. Gross Internal Area
153 Sq Ft - 14.21 Sq M
For identification only. Not to scale.
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Let's Talk

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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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