



1 The Falcons  
Gullane  
EH31 2EB



# 1 The Falcons Gullane

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Located in a cul-de-sac, this three-bedroom linked bungalow offers spacious (81sqm) and bright accommodation throughout.

The kitchen has plenty of cabinets offering flexible storage, and it is connected to a large and bright living room (thanks to its dual exposure) by a dining hall, which allows access to the large back garden via a glass door.

All three bedrooms offer built-in cupboards and plenty of space for a bed and other furniture. There is also a WC and a shower room with built-in storage.

The property further offers a small private front garden, a single car garage, gas central heating, double glazing, a storage attic, and potential to be turned into a wonderful family home.

## Property Features

Gas Central Heating

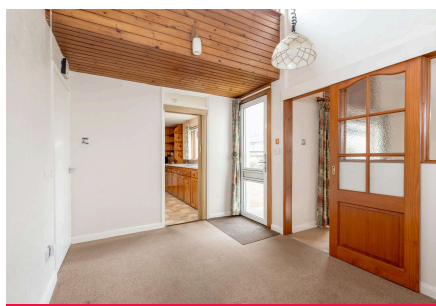
Double Glazing

Garage

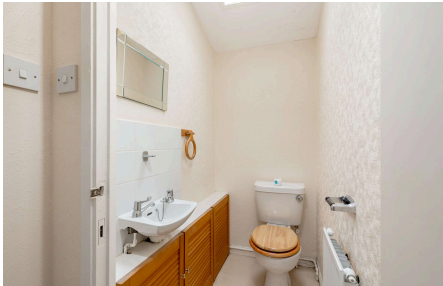
Three Double Bedrooms

Two Reception Rooms

Lovely Rear Garden



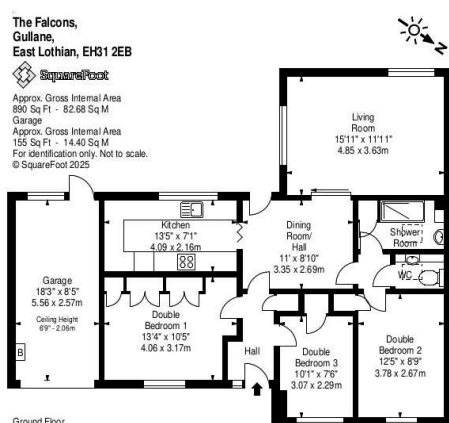








Gullane is a small picturesque village lying less than 45 minutes drive from the centre of Edinburgh. It has a good range of local shops and other amenities but it is the excellent sandy beaches and world renowned golf courses including Muirfield that make it a special place to live. The ready access to the beaches and to the countryside of East Lothian combined with easy access to Edinburgh ensures a quality of life that is hard to beat. There is a primary school and excellent secondary schooling at North Berwick, private schooling at preparatory level in Haddington and Dunbar and private schooling in Musselburgh and in Edinburgh.



## Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services. The property is being sold as seen.

**0131 270 7777**

## Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7777 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

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