



12 Bowhill Court

Gullane, EH31 2HX



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65sqm

EPC

C

AS Anderson
Strathern

12 Bowhill Court

Gullane, EH31 2HX

Located in the sought-after coastal village of Gullane, this upper villa flat offers a bright and spacious living environment within a quiet two-storey block of four residential units.

Spanning approximately 65 sqm, the first floor layout includes an entrance vestibule, a welcoming and spacious living room, a central hallway, a modern kitchen/dining room, two generous bedrooms, and a contemporary shower room with WC. The property benefits from a large hallway cupboard, double glazed windows, and a gas-fired central heating system for year-round comfort.

This property comes with access to a communal garden ground and a private car port. Perfectly positioned to enjoy Gullane's renowned beaches, golf courses, and village charm, this home would be ideal for those seeking a blend of practicality and charm in a peaceful residential setting.

Property features

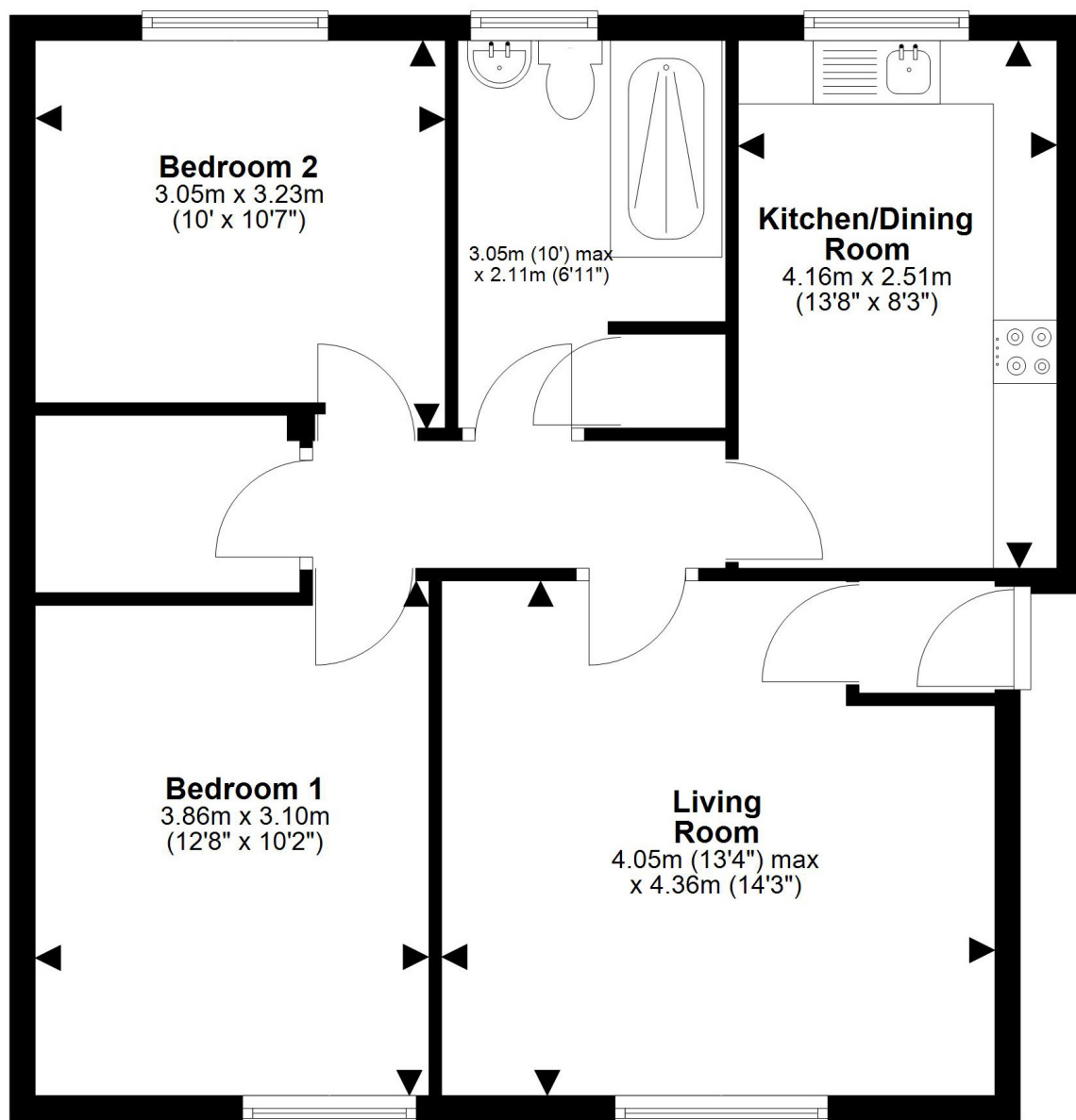
- Picturesque location
- Car port
- Communal garden
- Gas central heating
- Double glazing
- Modern interior





Location

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.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



Extras

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

Council Tax band C

Any offers should be submitted to residential@andersonstrathern.co.uk

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 7778 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.

espc

Edinburgh
58 Morrison St
EH3 8BP
0131 270 7777

Glasgow
50 George Sq
G2 1EH
0141 242 6060

Haddington
14 Court St
EH41 3JA
01620 824 016

Lerwick
Nordhus,
Business Park
ZE1 0LZ
01595 695 262

Kirkwall
N8 Laing
Street
KW15 1NW
07484 906 800

AS Anderson Strathern
residential@andersonstrathern.co.uk