

10 Lammerview Terrace

GULLANE, EAST LoTHIAN, EH31 2HB



*IDEAL FAMILY ACCOMMODATION OVER TWO
LEVELS PLUS A ROOF TERRACE WITH VIEWS
TO ALL POINTS OF THE COMPASS*



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McEwan Fraser Legal are delighted to present to the market the spacious maisonette that is 10 Lammerview Terrace, Gullane. This is a three-bedroom flat that will allow enjoyment of coastal living, convenience and has superb landscape countryside views, perfect for entertaining or relaxing with its private roof terrace. The property is in good order throughout and would be an ideal property for flexible accommodation or a principal residence. The accommodation is situated on the first floor, sharing the stairwell with one other flat.

As you enter the property, you will find yourself within the entrance hallway, giving access to family rooms and storage. Moving clockwise, you have the street-facing lounge, which has an open fire and is equipped with secondary glazing. There is ample storage under the internal staircase and a fully fitted kitchen to the rear with a built-in cooker, hobs, fridge/freezer, and built-in dining area.



The Lounge







Kitchen/Diner





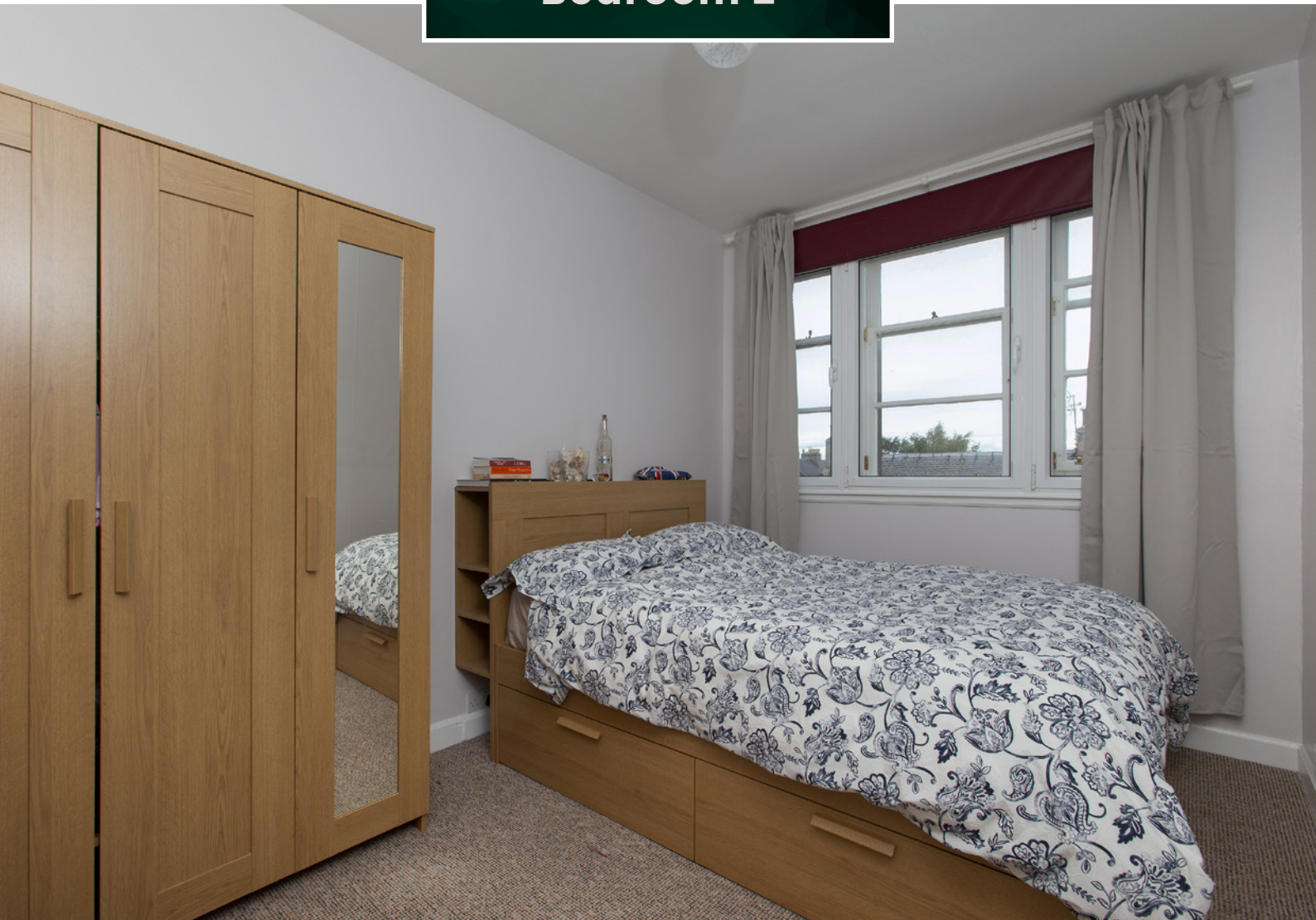


On the upper level, there is a bathroom with a thermostatic shower over the bath. The bedrooms are of a similar double size, two bedrooms face the front of the property, and one faces the rear, which has exceptional views of the Lammermuir Hills.





Bedroom 2

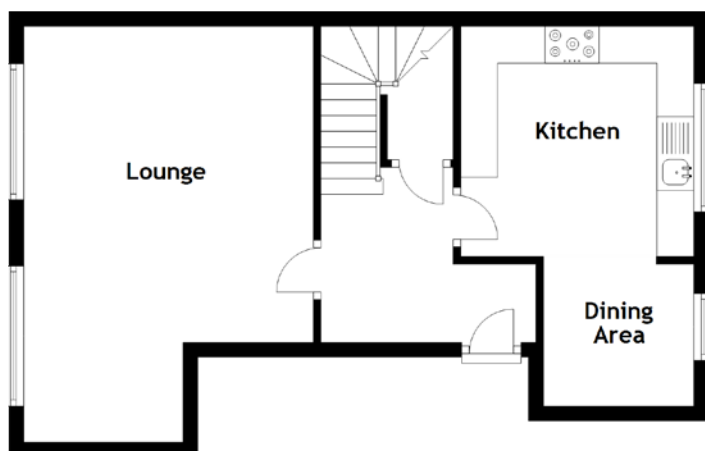
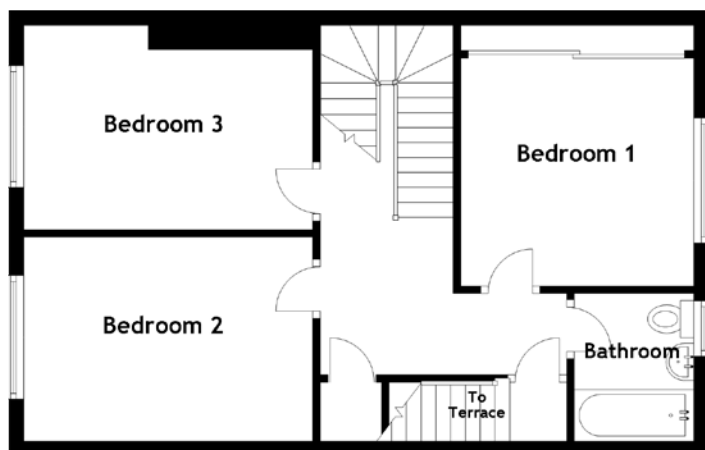
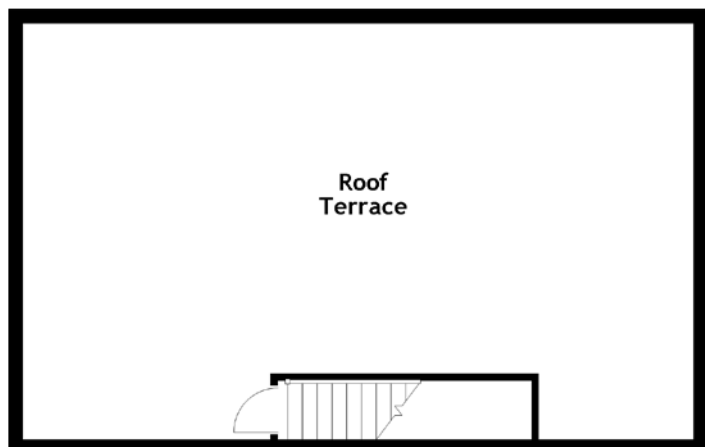




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

Lounge	5.62m (18'5") x 3.92m (12'10")	Bathroom	2.00m (6'7") x 1.62m (5'4")
Kitchen	3.15m (10'4") x 3.11m (10'3")	Roof Terrace	9.37m (30'9") x 5.62m (18'5")
Dining Area	2.04m (6'8") x 1.92m (6'4")		
Bedroom 1	3.15m (10'4") x 3.08m (10'1")		
Bedroom 2	3.91m (12'10") x 2.76m (9'1")		
Bedroom 3	3.91m (12'10") x 2.76m (9'1")		
Gross internal floor area (m ²): 95m ²			
EPC Rating: D			

The upper level has a concealed staircase leading up to the 'jewel in the crown' - the roof terrace. This is an ideal place for entertaining, relaxing or dining alike. There is power and lighting in place. There is also a low-maintenance shared garden to the rear with a log store and washing lines. The garden is shared between the other flat and the commercial unit nearby.







Gullane is located approximately 18 miles from the City of Edinburgh and is a delightful village within the county of East Lothian. Commuting to Edinburgh could not be easier with an excellent bus service and rail link at Drem both making the journey very quick. The village environment provides an excellent community spirit and there are many leisure pursuits to be found within the village. These include four excellent golf courses with the world-renowned Muirfield Golf Course just a few minutes walking distance away – there is also a local beach within walking distance. Local shops provide for daily requirements and there is also banking and post office services to be found within the village.

The Location

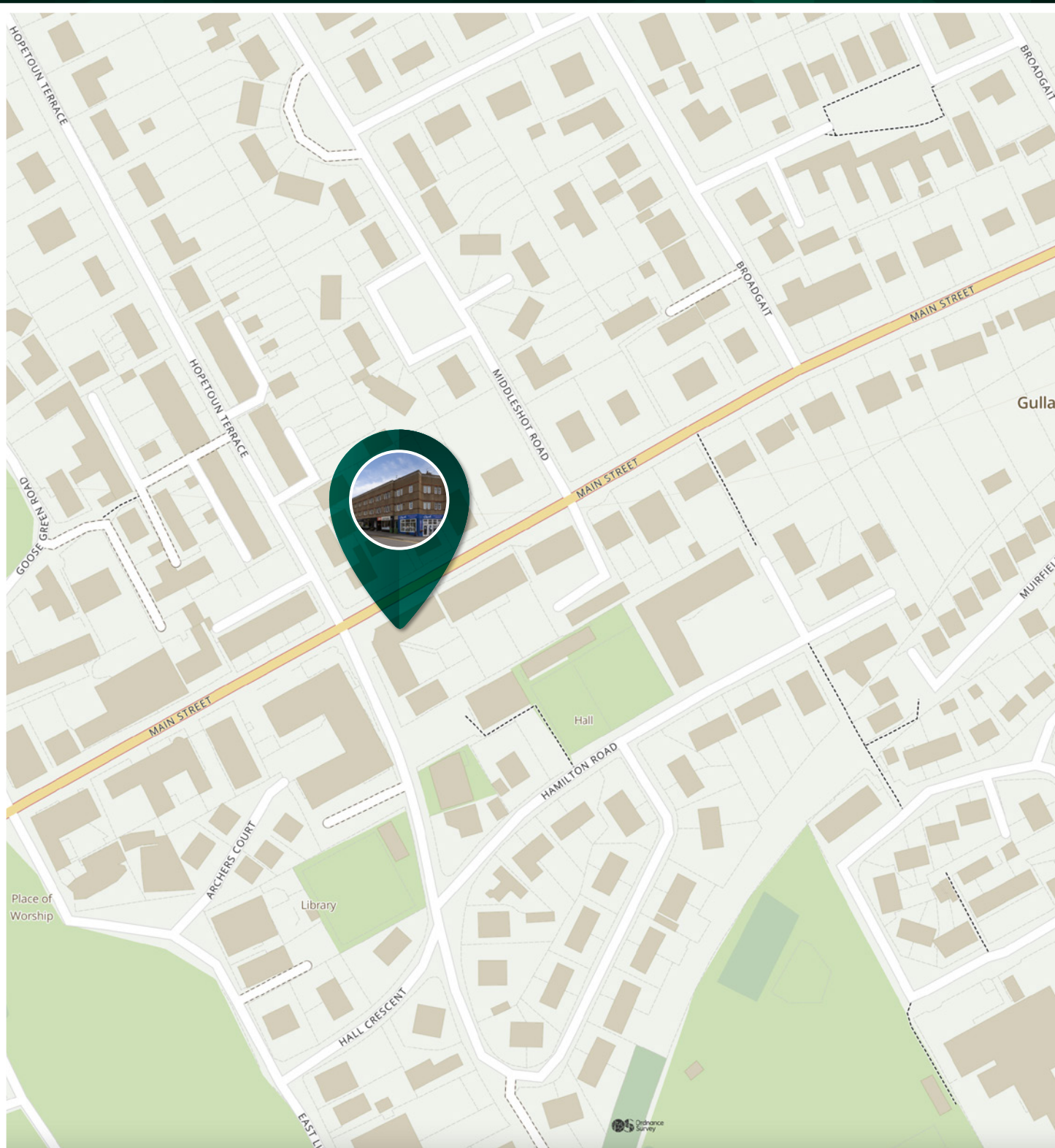


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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