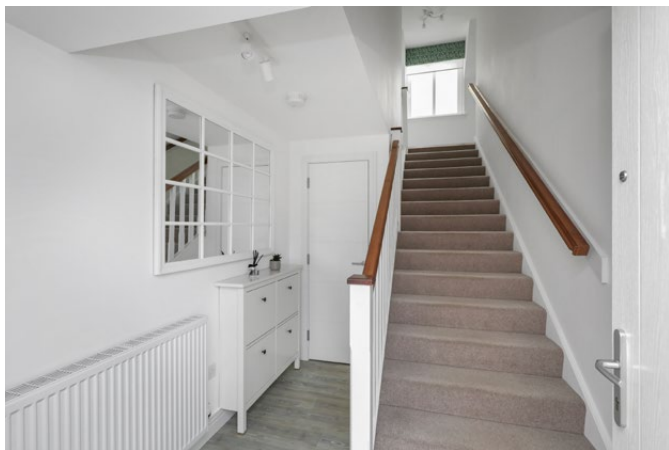




14 Phoenix Rise, Gullane EH31 2BU

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1 

3 

2 

C 
EPC BAND

F 
COUNCIL TAX BAND

- Spacious Lounge/Dining Area Open Plan Kitchen
- 3 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Garden
- Private Car Port With Electric Charger
- Council Tax – Band F
- EPC – Band C

Living Room/Dining Area Open Plan Kitchen	31'9 x 18'6	9.69 x 5.64m
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Bedroom 1	18'6 x 9'4	5.64 x 2.85m
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Bedroom 2	11'9 x 10'2	3.57 x 3.09m
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Bedroom 3	11'9 x 7'10	3.57 x 2.40m
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Viewing by appointment through selling agent on
0131 273 5233

Description

A stunning mews style apartment located in the highly popular and sought after village of Gullane set in East Lothian. The property is brought to the market in superb order throughout and offers a high specification finish.

Excellent amenities and handy commuter links are on hand and there is gas central heating and double glazing throughout.

Externally there is a fantastic private garden and a car port for secure parking which also has an electric car charger.

Location

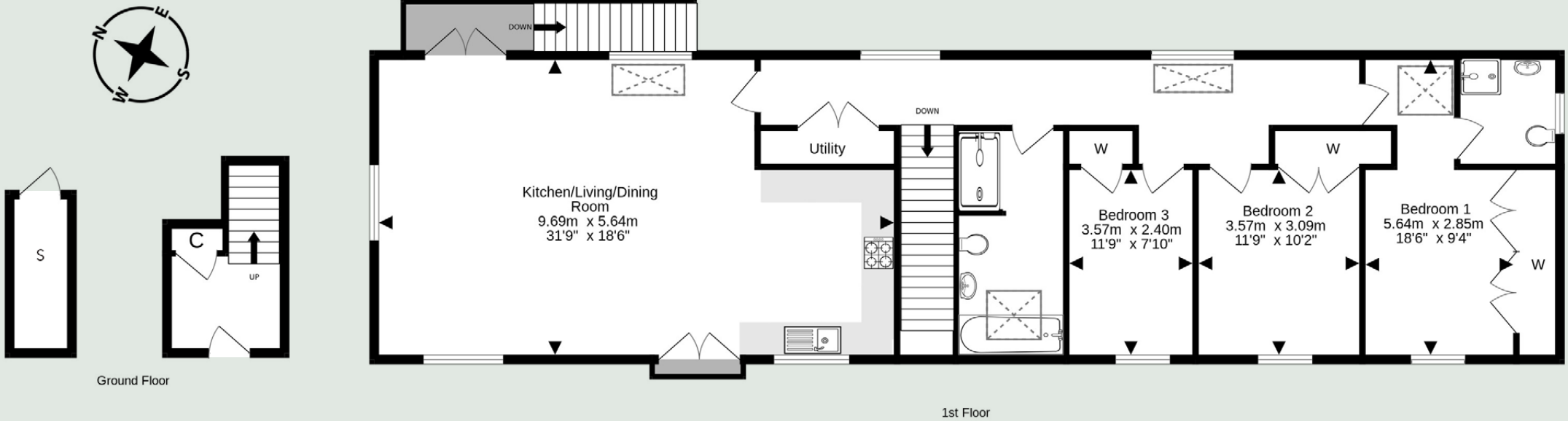
Gullane is a sought-after and charming historic village, situated on the breath-taking East Lothian coast and within easy reach of Edinburgh city centre. The stretch of coastline at Gullane, is a haven for birdlife; walks through the dunes offer exhilarating views across the Firth of Forth to Fife. Within the village's bustling main street, there are good local shops catering for everyday requirements as well as independent shops, art galleries, coffee shops, and award-winning restaurants. The vibrant town of North Berwick (5 miles away) and the historic market town of Haddington (7.5 miles away) have a wider range of independent retailers and supermarkets. The surrounding area offers a host of opportunities for the outdoor enthusiast, including sailing clubs, tennis clubs, golfing and horse-riding facilities. Gullane is known as one of the best areas for golfing and boasts Gullane No. 1, widely regarded as one of the finest courses in Scotland. Gullane Primary School is nearby, while secondary schooling can be found at highly-regarded North Berwick High school. The proximity of Drem Railway Station, which has regular services to Edinburgh Waverley, makes the area a highly desirable location for those commuting by train, while the nearby A1 will take you to Edinburgh by car.















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