

campbell  
smith

1 Lammerview Terrace,  
Gullane,  
EH31 2HB



- Lovely maindoor flat forming part of a handsome red sandstone terrace
- Sought after East Lothian coastal town
- Private front garden
- Entrance vestibule
- Hall with stripped apartment doors
- Bay windowed sitting room
- Breakfasting kitchen
- 3 bedrooms
- Shower room
- GCH, DG & secondary glazing
- Shared rear garden/drying green

Offers over : £278,000





















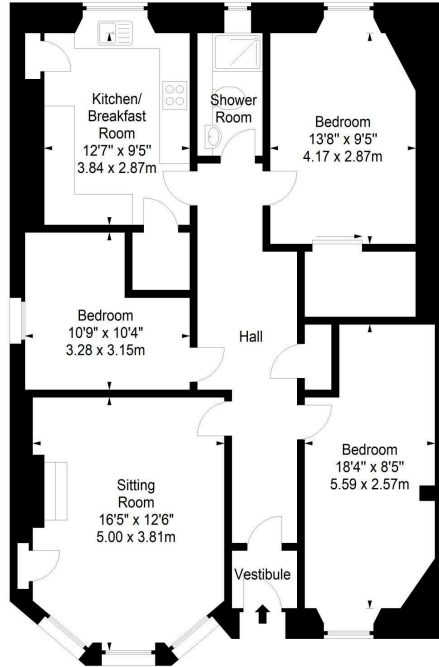




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Gullane,  
East Lothian, EH31 2HB



Approx. Gross Internal Area  
1001 Sq Ft - 92.99 Sq M  
For identification only. Not to scale.  
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Ground Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

[camsmith.co.uk](http://camsmith.co.uk)



#### Extras

The fitted carpets, most curtains, blinds and white goods in the kitchen are included. No warranty is given regarding the services, systems or any appliances



#### Buses

Main Street - 124, 125, 126, N124, X5



#### Shops

Main Street, North Berwick including Tesco, Aldi & the Co-op



#### Schools

Gullane PS, North Berwick HS



#### Parking

On street



Council Tax Band - D



EPC - D



Factor

None



Viewing

Telephone Campbell Smith on  
0131 555 2999

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.