

COULTERS[©]

10 BROADGAIT COURT

GULLANE, EH31 2DL

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated in the highly desirable seaside village of Gullane this is a superb detached property with a mature South facing garden and driveway.

Whilst requiring some modernisation it offers a fantastic opportunity for families and downsizers.

KEY FEATURES



Detached home



South facing mature rear garden with open outlook



Within walking distance of local school and beach



Three generous double bedrooms



Driveway



Refurbishment opportunity



The property comprises; a spacious and modern dining kitchen with gas hob, integrated microwave and oven; a large open sitting room with gas fire and direct access to the beautiful South facing garden, family/dining room, double bedroom and shower room.

On the first floor there are two further double bedrooms and a family bathroom.





THE LOCAL AREA

Gullane is an idyllic, highly desirable coastal village situated less than 45 minutes East of Edinburgh. Its world renowned golf courses and stunning sandy beaches with breath taking views make it a popular location for families and golfers alike.

There are a variety of local amenities including an optician, chemist, a Margiotta and Co-op, alongside a number of popular local restaurants and cafes, and with world renowned golf courses on your doorstep this property is ideally situated.

Highly regarded schooling is available at Gullane Primary School and North Berwick High School. Regular train services from Drem and North Berwick take you into Edinburgh's city centre in less than thirty minutes and the city bypass is within easy reach.

EXTRAS

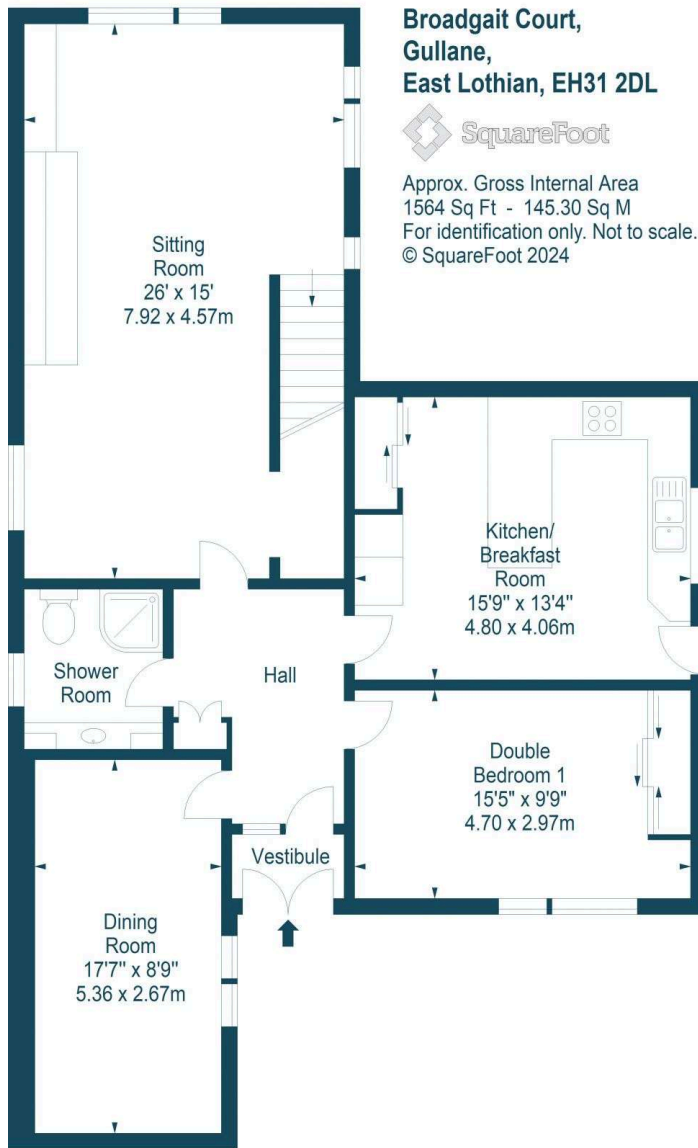
All window coverings, light fittings, fitted flooring and integrated appliances are included in the sale.



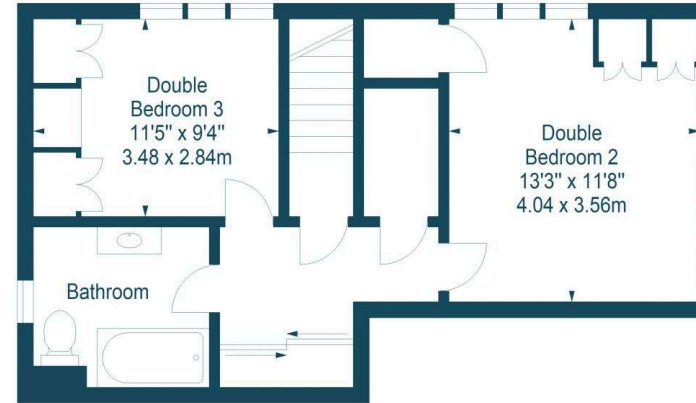
**Broadgait Court,
Gullane,
East Lothian, EH31 2DL**



Approx. Gross Internal Area
1564 Sq Ft - 145.30 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.