

COULTERS[©]

MENTEITH GOOSE GREEN ROAD

GULLANE, EH31 2AT

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A charming and rarely available period stone built house with an appealing and flexible layout. The property has been well maintained by the current owners and would suit a variety of buyers.

Located in the heart of the sought after village of Gullane in a tucked away cul de sac within the Goose Green area and within walking distance of the renowned beaches, golf courses, restaurants and further amenities.

There is driveway parking to the side of the house and a single garage in an adjacent block, the various mature garden areas add to the appeal of this lovely home and there is a useful shed to the rear of the driveway.

The property is within walking distance of all local amenities and the local primary school.



KEY FEATURES



Charming and rarely available period house



4 double bedrooms



Sheltered gardens to both sides



Driveway and single garage



Sought after village location



Close to beach and amenities

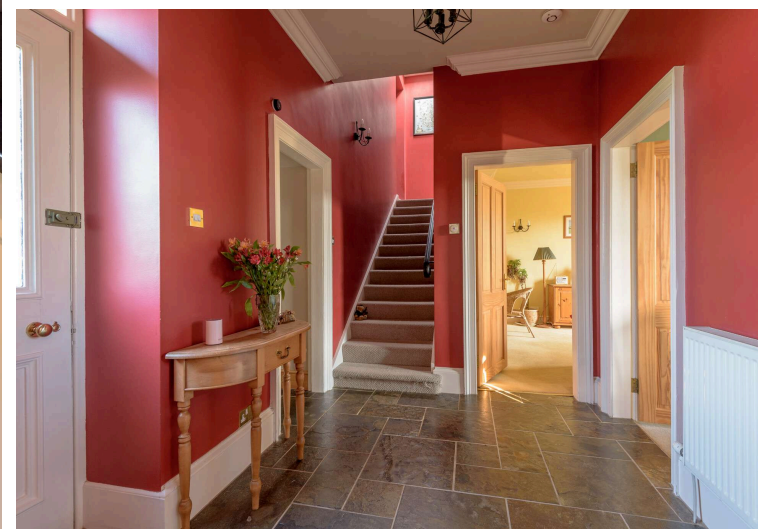


EPC Rating - E



Council Tax Band - G





The property comprises: welcoming entrance hall with contemporary shower room off; bright and spacious sitting room/dining room with an open fire providing an attractive focal point, ample room for a large table and relaxing, patio doors lead to South facing garden; family room/double bedroom 3; kitchen/breakfast room with an excellent selection of fitted units; separate utility room.

On the first floor there are 3 further 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.

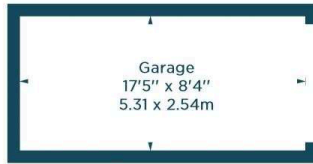


EXTRAS

All window coverings, light fittings, fitted flooring, integrated appliances, washing machine, fridge, dishwasher and freezer are included in the sale.

HOME REPORT VALUATION: £710,000

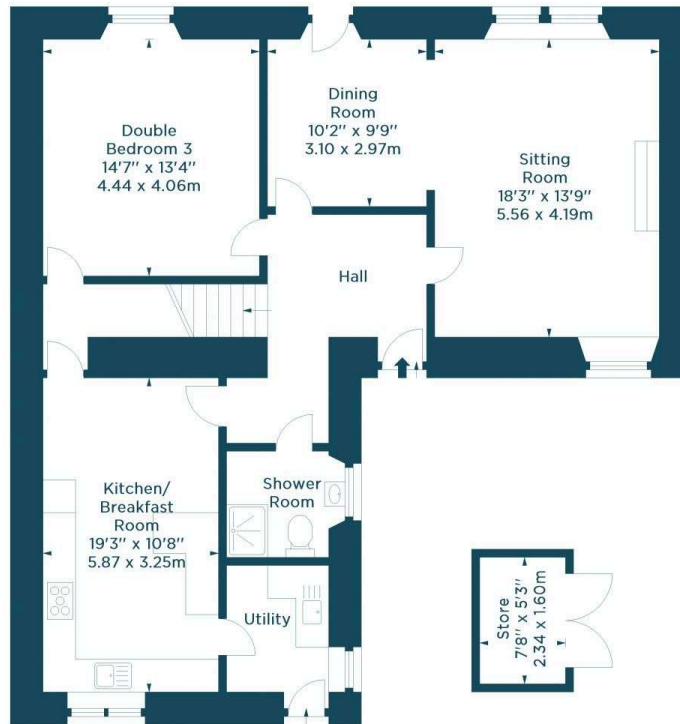




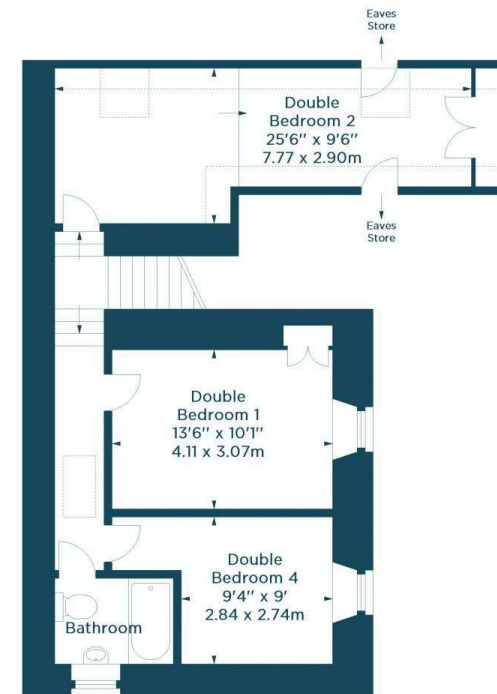
Menteith,
Goose Green Road,
Gullane,
East Lothian, EH31 2AT



Approx. Gross Internal Area
1710 Sq Ft - 158.86 Sq M
Garage & Store
Approx. Gross Internal Area
185 Sq Ft - 17.19 Sq M
For identification only. Not to scale.



Ground Floor



First Floor

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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.