

COULTERS[©]

17 WEST FENTON GAIT

GULLANE, EAST LoTHIAN, EH31 2HS

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A stylish and extremely well presented 4 bed detached home with an appealing and flexible layout. The property benefits from light decoration, oak doors and quality fixtures and fittings, set in a peaceful location within easy walking distance of the primary school, amenities and beach.

There is an area of lawn to the front with driveway parking for one car and a single integrated garage. The enclosed rear garden has excellent privacy, various patio areas to enjoy the peaceful setting with mature planting and a South facing aspect.

KEY FEATURES



Well presented modern detached house



Four bedrooms, one with ensuite



South facing mature enclosed garden



Driveway parking and integrated garage



Sought after residential estate



Close to amenities, primary school and beach



EPC Rating - C



Council Tax Band - E





The accommodation comprises: a welcoming entrance vestibule with WC off; dining room/family room to the front; generous sitting room to the rear fitted with a modern wood burning stove and double doors leading to the garden; the stylish kitchen/breakfast room has been extremely well planned with ample storage, stone worktops and quality contemporary units, a useful breakfast bar area completes this functional space; garage/utility.

A glass and oak staircase lead to the upper floor; spacious principal bedroom with fitted wardrobes and en suite shower room, there are three further bedrooms all with fitted wardrobes and a modern family bathroom with shower over the bath.





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 walkers 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 integrated appliances, fitted floor coverings, window coverings and light fittings included in the sale. There is a Residents Association which maintains the communal areas with an approximate annual charge of £105.00. Additional features include gas central heating and double glazing throughout.



West Fenton Gait,
Gullane,
East Lothian, EH31 2HS



Approx. Gross Internal Area

1342 Sq Ft - 124.67 Sq M

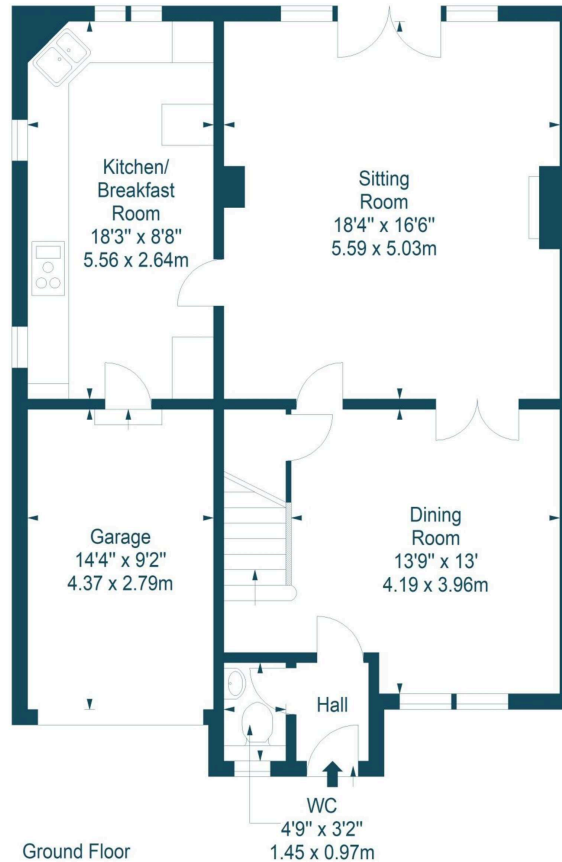
Garage

Approx. Gross Internal Area

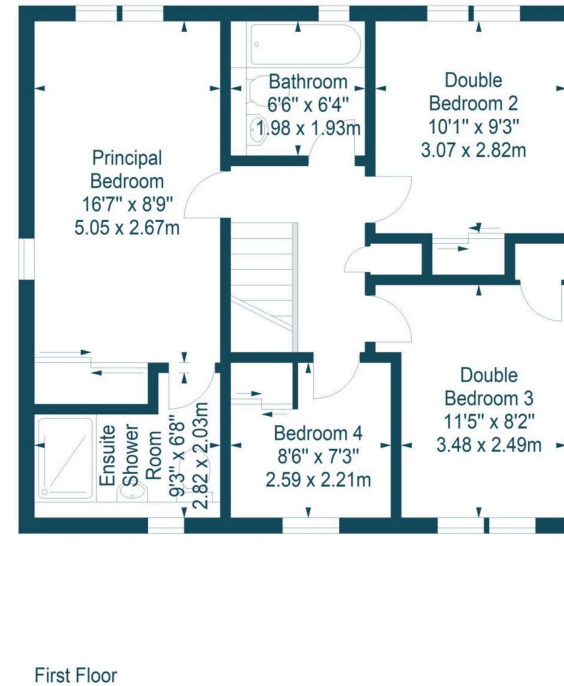
131 Sq Ft - 12.17 Sq M

For identification only. Not to scale.

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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.