

COULTERS[©]

9A HOPETOUN TERRACE

GULLANE, EAST LoTHIAN, EH31 2DD

🛏 2 BED

🛁 1 BATH

🚗 2 PUBLIC



TAKE A LOOK INSIDE

Peacefully located in the highly sought after coastal village of Gullane, 9A Hopetoun Terrace is a beautifully presented two bedroom double upper flat ideally situated within easy reach of a number of good local amenities, golf courses and the beautiful nearby beaches. The property further benefits from a private garden to the rear with a garden shed and private parking.

The property is accessed off the main street via a small side lane. There is a private staircase which leads to the front door of the property and an external under stairs cupboard,

KEY FEATURES



Bright, well proportioned double upper period flat



Beautifully presented, flexible accommodation



Two double bedrooms



Private enclosed garden



Off street private parking



Close to local amenities and the beach



EPC Rating - D



Council Tax Band - D



The well proportioned and flexible accommodation, arranged over two floors, comprises on the first floor; delightful family room/dining kitchen fitted with a range of units and integrated appliances; two double bedrooms to the rear, both with built in wardrobes; and a modern bathroom. The well proportioned and flexible accommodation, arranged over two floors, comprises on the first floor; delightful family room/dining kitchen fitted with a range of units and integrated appliances; two double bedrooms to the rear, both with built in wardrobes; and a modern bathroom. A staircase leads to the upper floor which comprises; a bright and spacious sitting room with views to the Lammerview Hills and an additional WC with a large storage cupboard off. There are oak doors throughout the property along with natural flooring in many rooms, heating and hot water are provided by a gas central heating system and there is double glazing.





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 a GP surgery, an optician, chemist, a Margiotta/Waitrose and Co-op, alongside a number of popular local restaurants and cafes and golf courses within walking distance.

Regular train services from Drem and North Berwick take you into Edinburgh's city centre in less than thirty minutes and there is also regular bus services that run from North Berwick into the city centre via Gullane.

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 fitted floor coverings, blinds, light fittings, the gas hob, oven, fridge, freezer, dishwasher, washer dryer and the garden shed are included in the sale price.



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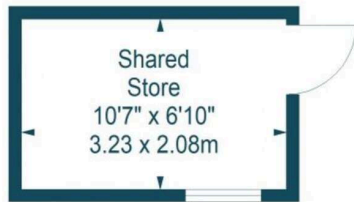
HOME REPORT VALUATION: £360,000



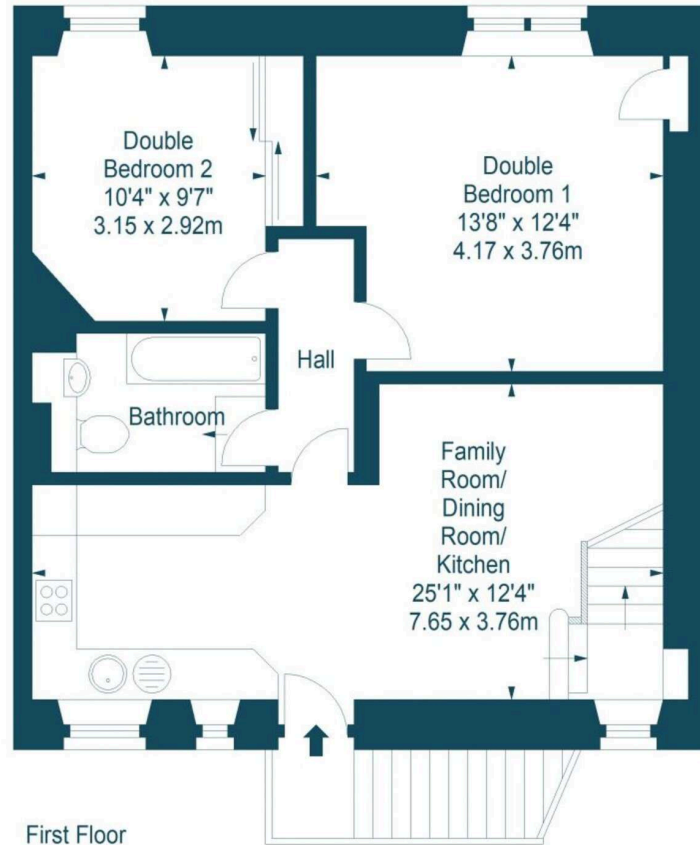
Hopetoun Terrace,
Gullane,
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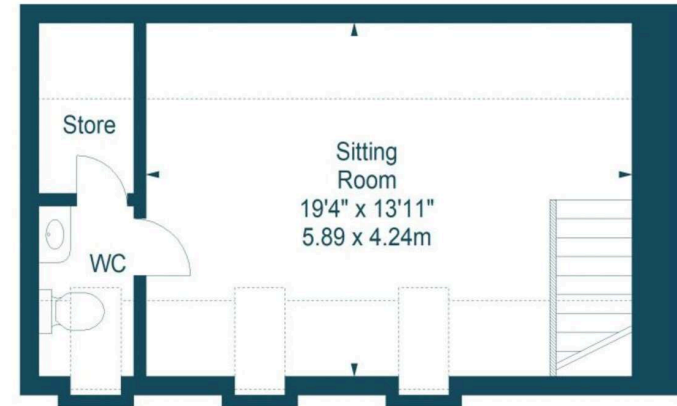
Approx. Gross Internal Area
983 Sq Ft - 91.32 Sq M
Store
Approx. Gross Internal Area
33 Sq Ft - 3.07 Sq M
Shared Store
Approx. Gross Internal Area
71 Sq Ft - 6.60 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



Second Floor



Ground 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.