

COULTERS ©



# 33 COLLEGE WAY

GULLANE, EAST LOTHIAN, EH31 2BY



5 BED



2 BATH



2 PUBLIC



## TAKE A LOOK INSIDE

33 College Way is a stylish, well proportioned 4/5 bedroom modern end-terraced townhouse, ideally positioned with an open outlook to the front. The house is situated within a sought after Cala development in the highly desirable coastal village of Gullane in East Lothian.

The beautifully presented property, fitted with high quality fixtures and fittings throughout, offers flexible and contemporary family accommodation arranged over three floors.

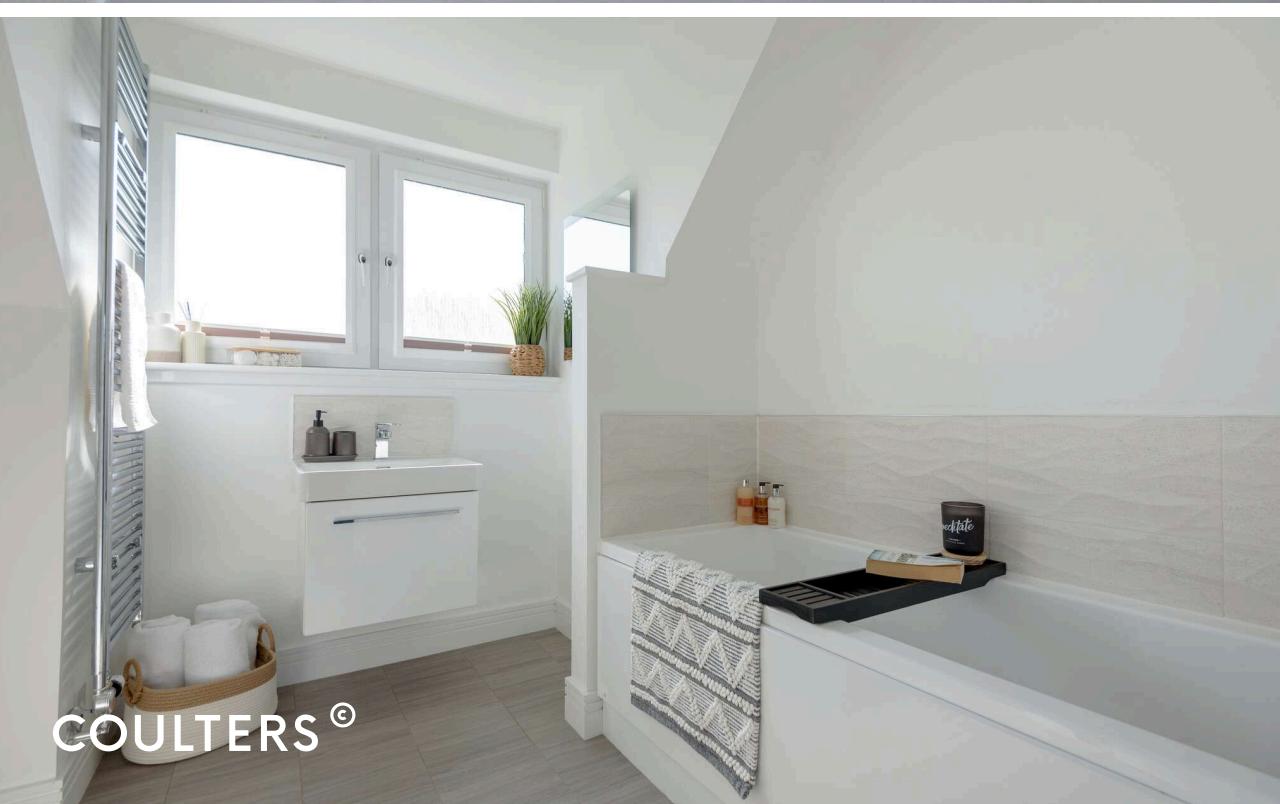
## KEY FEATURES

- Bright, spacious and well presented townhouse.
- 4/5 double bedrooms, one with ensuite and dressing area.
- South facing rear garden.
- Double carport.
- Hybird gas/air source central heating and double glazing.
- A short walk to the beach and amenities.
- EPC Rating - B
- Council Tax Band - F



The ground floor comprises a spacious kitchen/dining room, family room/double bedroom 5 and cloakroom with WC. A carpeted staircase leads to the first floor landing with a storage cupboard off, generous sitting room overlooking the front, two double bedrooms and a family bathroom. A further staircase leads to the second floor which comprises the principal bedroom, a dressing area with built in wardrobes and spacious en-suite bathroom and double bedroom 4.

The property benefits from a private south facing rear garden with patio directly adjacent to the house and private car port parking.



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## 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

Please refer to the web listing for details of fixtures and fittings.

Heating and hot water are provided by a hybrid gas and air source system and double glazing is fitted throughout.

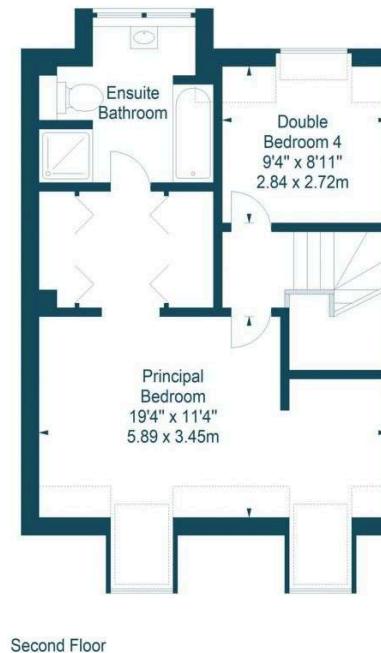
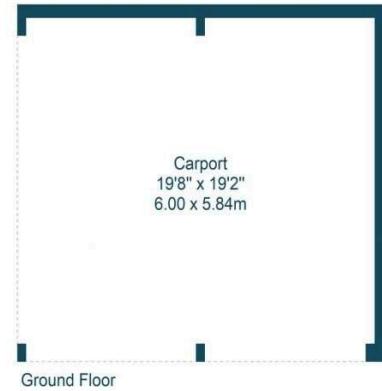
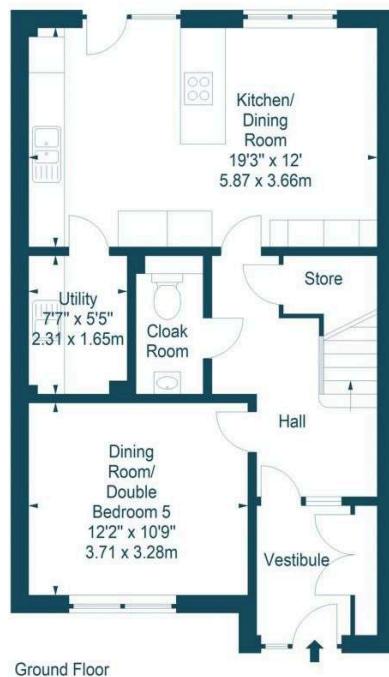
**HOME REPORT VALUATION: £525,000**



College Way,  
Gullane,  
East Lothian, EH31 2BY



Approx. Gross Internal Area  
1836 Sq Ft - 170.56 Sq M  
For identification only. Not to scale.  
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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.