

COULTERS[©]

11 WEST FENTON GAIT

GULLANE, GULLANE, EH31 2HS

 3 BED  1 BATH  2 PUBLIC



VIRTUALLY STAGED IMAGE

TAKE A LOOK INSIDE

11 West Fenton Gait is a delightful, bright and well proportioned three bedroom end-terraced house, situated on a quiet cul-de-sac in the sought after coastal village of Gullane. The home has been upgraded and redecorated by the current owners, adding a stylish fitted kitchen and bathroom to create an extremely appealing and engaging home.

The front door opens onto the vestibule and stair, which in turn leads to the spacious sitting room, flooded with light from the double windows which offer views to the front of the property. A handy under stair cupboard is also located here.

KEY FEATURES



Most engaging, freshly decorated end terraced house.



Three bright bedrooms (two with fitted wardrobes)



Private front and rear gardens.



Resident's parking space and visitor parking.



Located in the highly desirable coastal village of Gullane.



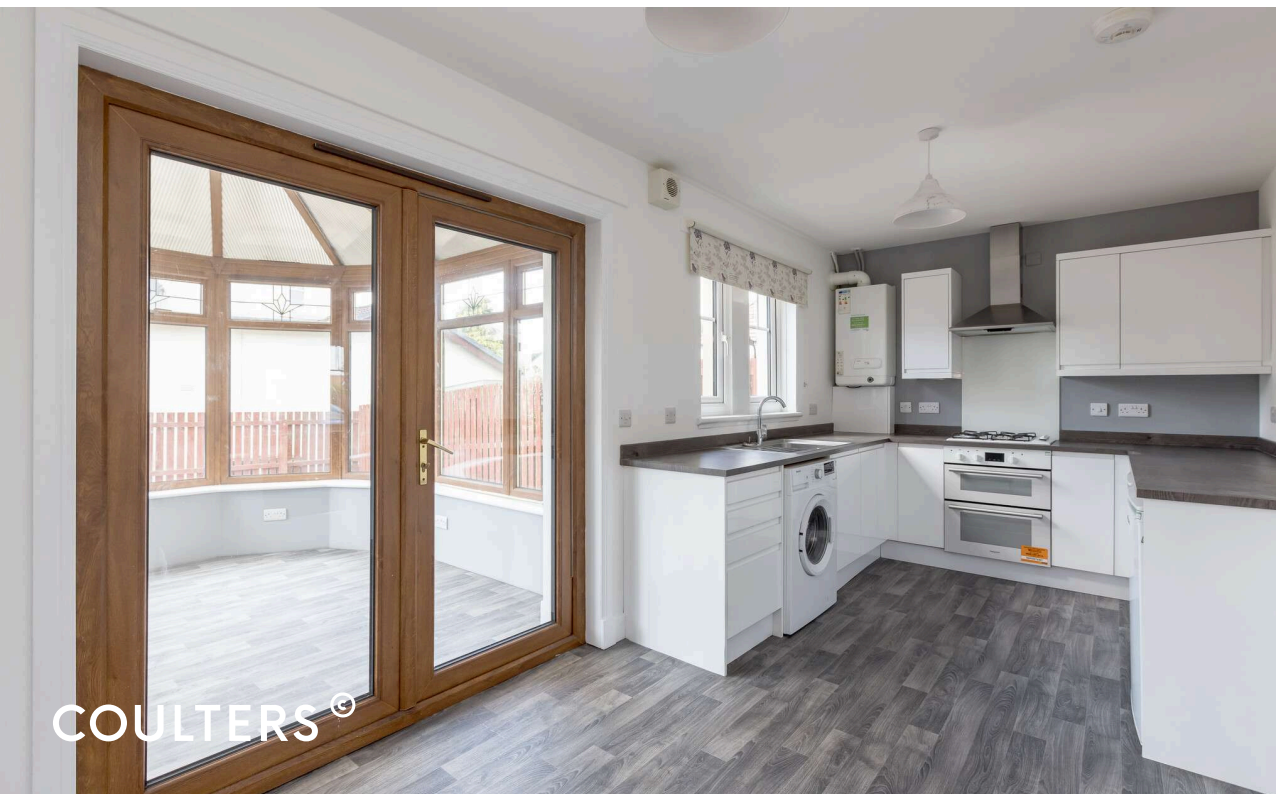
Excellent local amenities nearby.



EPC Rating - C



Council Tax Band - E





VIRTUALLY STAGED IMAGE



To the rear is a sleek white modern kitchen / dining room, fitted with wall and base mounted cabinetry and has integrated kitchen appliances which comprise: gas hob, electric oven, extractor hood, fridge, freezer and washing machine. There is plenty of space for a dining table and chairs. With a south westerly orientation, the conservatory provides a lovely vantage point of the garden in all weather conditions. On the first floor there are three bright bedrooms, two of which have fitted wardrobes (with hanging rails and shelving). On the landing there is a further storage cupboard and there is access to the attic space from here. The smart family bathroom has been finished with easy to clean splashboard and completes the internal accommodation, with a bath (and shower over), WC and wash hand basin. Heating and hot water is provided by gas central heating and there is double glazing. Externally there is a tidy front garden and an enclosed south west facing, private rear garden, laid with attractive stone paving and fitted with an outside tap. There is an allocated resident's parking space outside the house and further visitor parking is available within the development.





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.

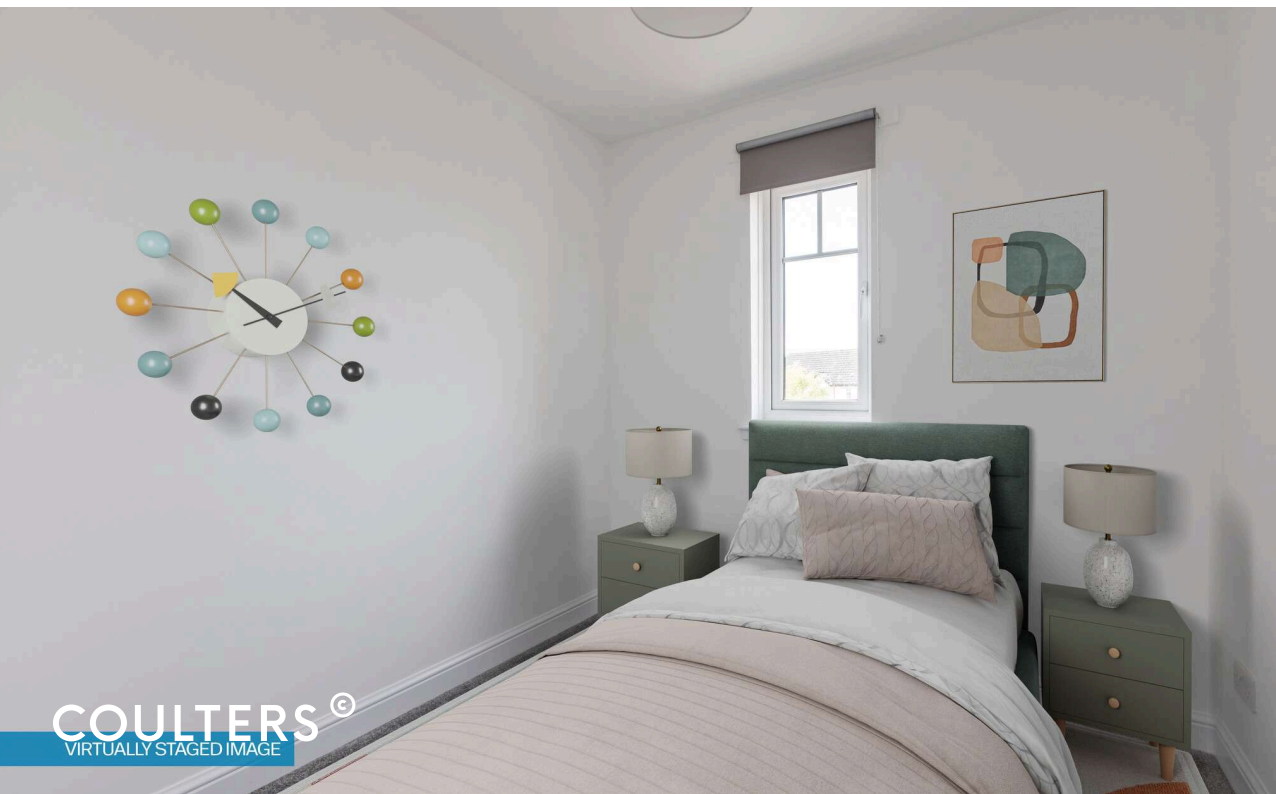
There are a variety of local amenities including an optician, chemist, a Margiotta and Co-op, alongside a number of popular local restaurants and cafes, and with world renowned golf courses on your doorstep this property is ideally situated.

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. Please note some of the images have been virtually staged to illustrate how the property could be used.



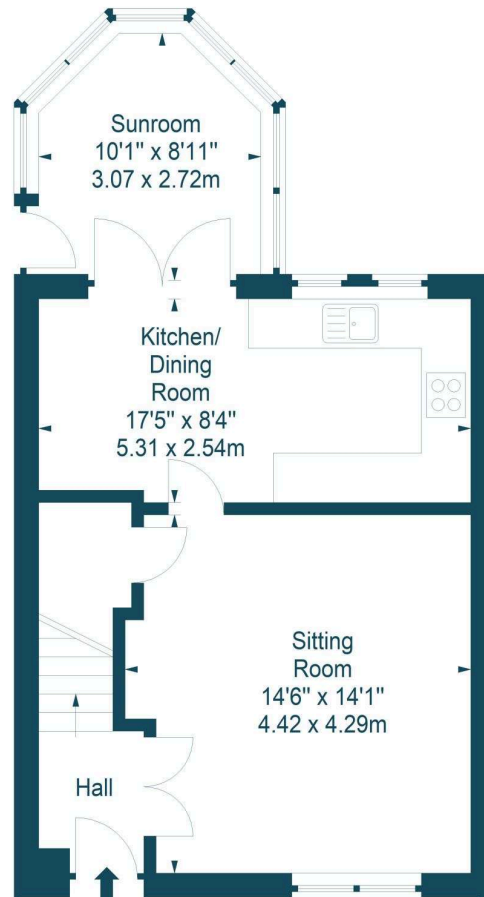
HOME REPORT VALUATION: £330,000



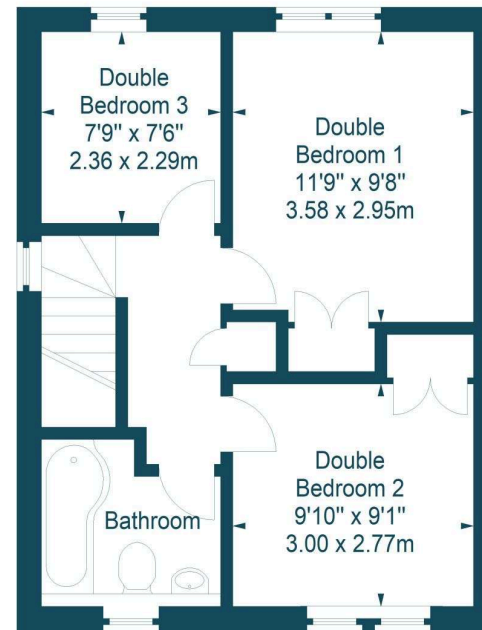
West Fenton Gait, EH31 2HS



Approx. Gross Internal Area
901 Sq Ft - 83.70 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor

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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.