

COULTERS[©]

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FLAT 2, THE WARREN HILL ROAD

GULLANE, EAST LoTHIAN, EH31 2BE

🚗 2 BED

🚿 1 BATH

🛖 2 PUBLIC



TAKE A LOOK INSIDE

Peacefully situated within a handsome period building in the highly sought after coastal village of Gullane, Flat 2, The Warren is a delightful two bedroom main door flat, ideally positioned just a short walk from the beautiful sandy beach and within easy reach of renowned golf courses and an excellent selection of local amenities, including a Margiotta, Co-op and a variety of popular independent cafés and restaurants. The property also enjoys lovely sea views, a private garden area, a garage and access to beautifully maintained communal gardens.

KEY FEATURES



Charming main door flat with lovely sea views



Two well proportioned double bedrooms



Private garden area and beautifully maintained communal grounds



Private garage and driveway parking



Peacefully located in highly sought after area, close to the beach, local amenities and golf courses



Ideal as a permanent residence or a holiday home

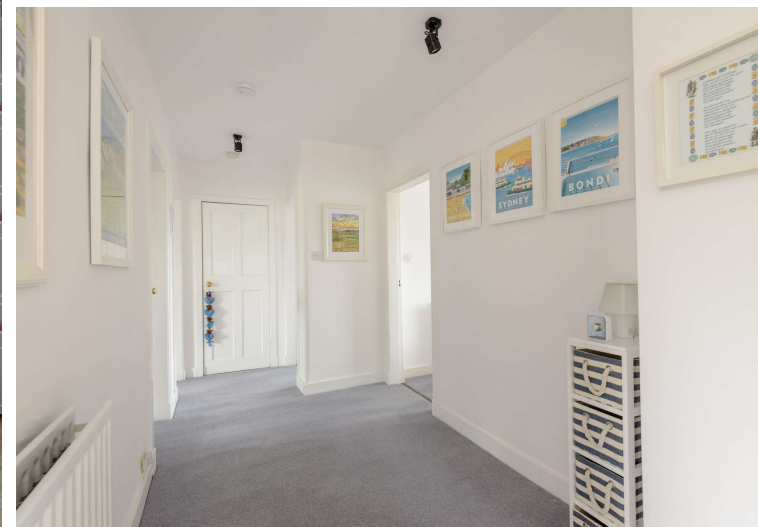


EPC Rating - D



Council Tax Band - F





Beautifully presented throughout, the accommodation is bright, well proportioned and thoughtfully arranged. A welcoming entrance hall leads to a charming sitting room with a period fireplace, while the generous kitchen/dining room is fitted with an excellent range of units and integrated appliances.

To the side, a bright sunroom provides a peaceful spot to relax whilst taking in the stunning sea views. There are two spacious double bedrooms and a contemporary shower room.





CONTINUED...

At basement level, a useful utility room with an additional WC provides excellent practical space and further storage.

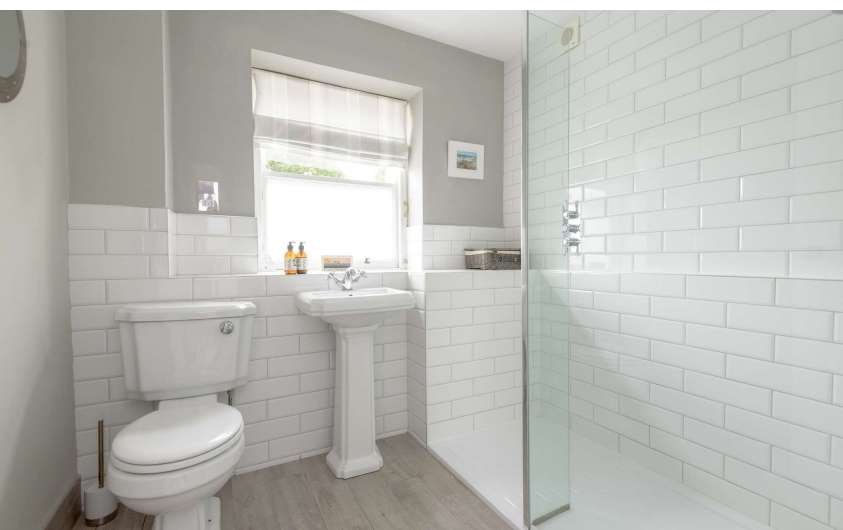
Offering an exceptional coastal lifestyle, the property would make an ideal permanent residence, holiday home or weekend retreat.

EXTRAS

All fitted carpets, fitted floor coverings, curtains, blinds, light fittings, electric hob, oven, microwave, fridge/freezer, dishwasher, washer dryer and the garden bench are included in the sale price. Some of the furniture may also be available.

The maintenance of the communal garden rounds and minor repairs is managed informally by all five households, together with an annual house meeting. There is an annual fee of approximately £830.









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.

The Warren,
Hill Road,
Gullane,
East Lothian, EH31 2BE



Approx. Gross Internal Area
1017 Sq Ft - 94.48 Sq M
Garage
Approx. Gross Internal Area
142 Sq Ft - 13.19 Sq M
Store/ Utility/ WC
Approx. Gross Internal Area
90 Sq Ft - 8.36 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.