

COULTERS[©]



16 BROADGAIT COURT

GULLANE, EAST LoTHIAN, EH31 2DL

 4 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated in the highly desirable seaside town of Gullane, this bright and spacious detached family home occupies a generous corner position and offers a wonderful opportunity for a purchaser to modernise and personalise the property to suit their own style and requirements. With well-proportioned accommodation throughout, superb storage and large private gardens, the property is ideally suited to modern family living.

KEY FEATURES



A bright and spacious detached home.



Four generous double bedrooms.



Landscaped garden with gate access.



Private driveway and garage.



Corner position within a quiet residential area.



Within walking distance of amenities and Gullane Beach.



EPC Rating - D



Council Tax Band - F





The ground floor accommodation comprises a welcoming and generously sized sitting room centred around a gas fire, creating a warm and comfortable living space. From here, doors lead through to the conservatory which enjoys views over the garden and provides direct access to the rear outdoor space.

The modern kitchen and dining room extends from the front to the back of the property, offering an abundance of cupboard storage, extensive worktop space and integrated appliances. A door from the kitchen also provides convenient access to the rear garden, making the space ideal for both everyday family life and entertaining.





MORE INFORMATION

Upstairs, there are four generous double bedrooms along with a well-appointed three-piece family bathroom. The upper level also benefits from access to attic storage, while further excellent storage can be found throughout the home.

Externally, the property enjoys substantial private gardens to both the front and rear. The rear garden is fully enclosed and features gated access, a well-maintained lawn and a stone seating area perfect for outdoor dining and relaxing. In addition, there is a private garage and a driveway providing off-street parking for two vehicles.







CONTERS ©



THE LOCAL AREA

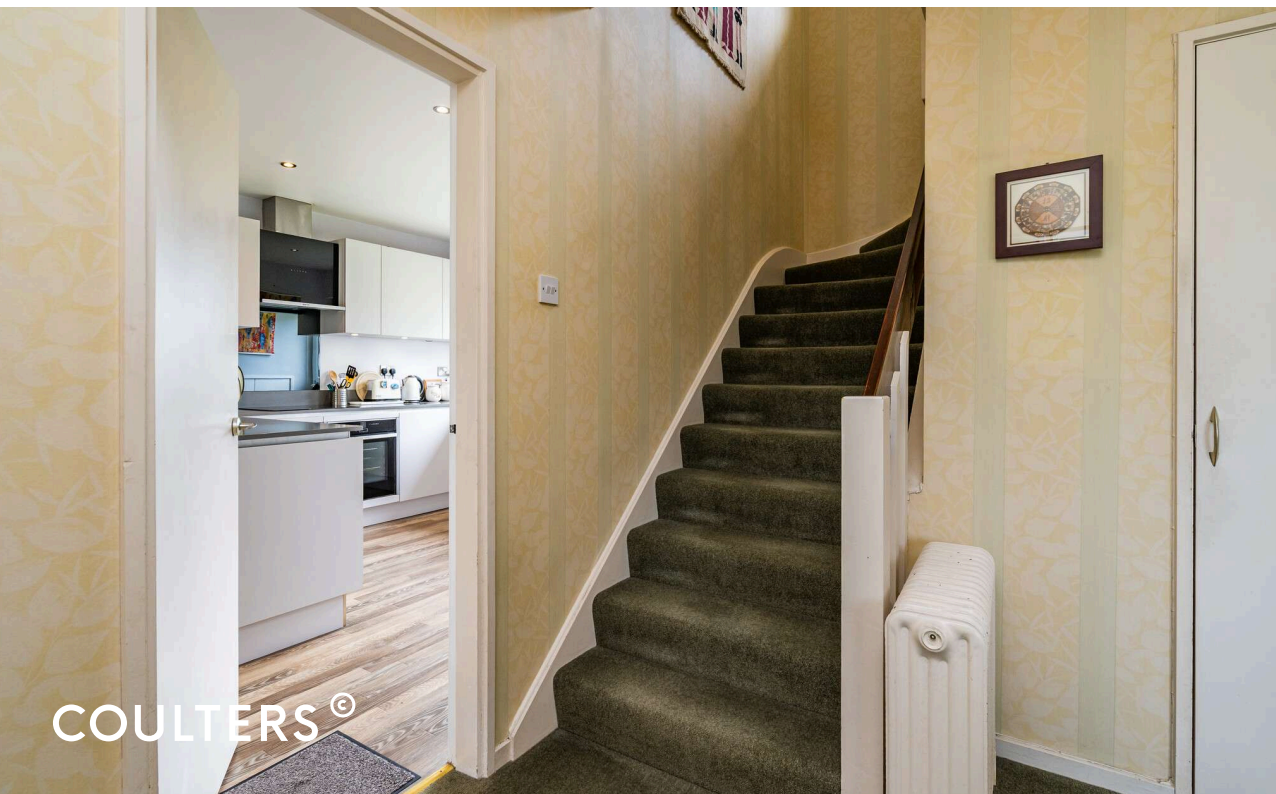
Gullane is an idyllic, highly desirable coastal village situated less than 45 minutes East of Edinburgh. Its world renowned golf courses and stunning sandy beaches with breath taking views make it a popular location for families and golfers alike.

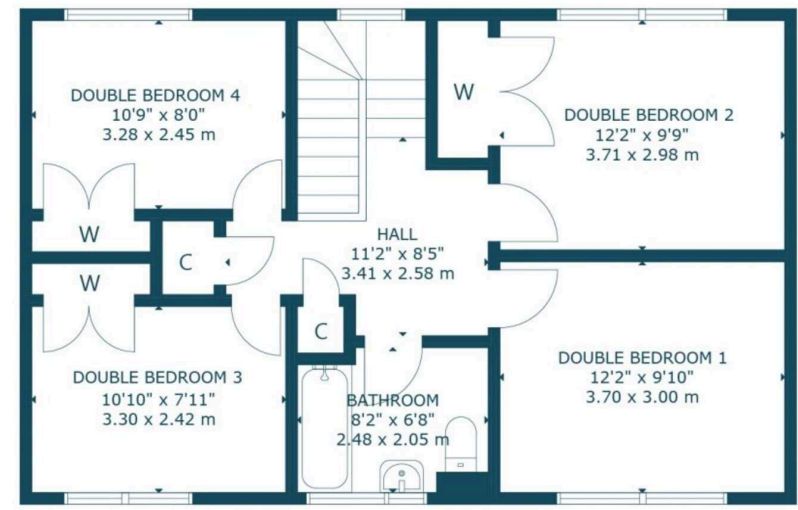
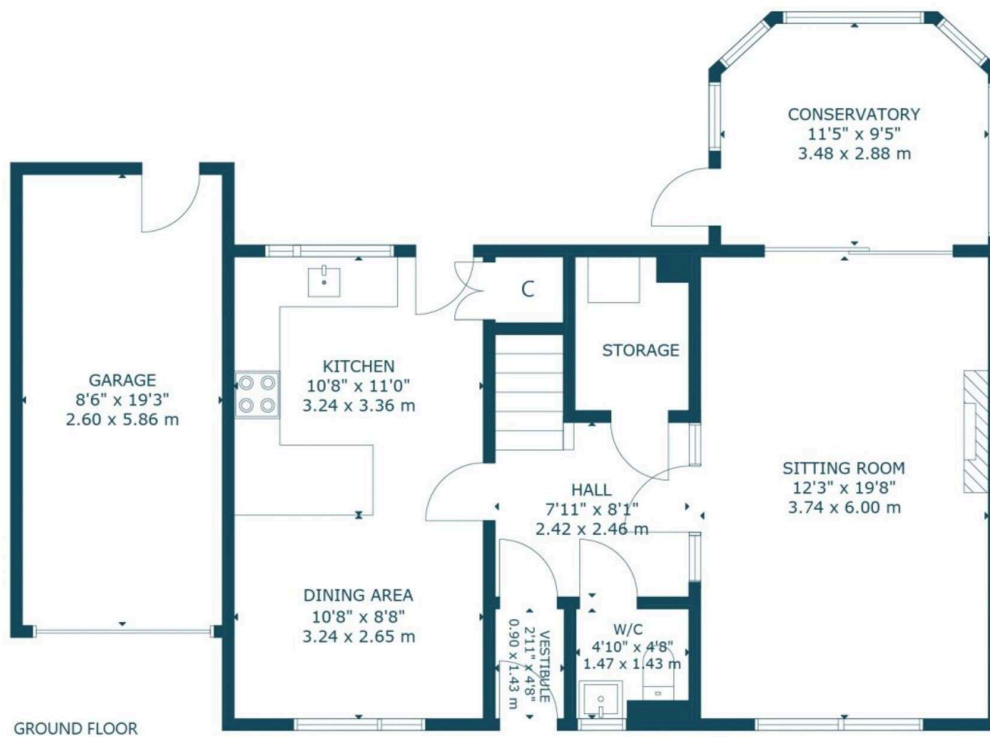
There are a variety of local amenities including an optician, chemist, a Margiotta and Co-op, alongside a number of popular local restaurants and cafes, and with world renowned golf courses on your doorstep this property is ideally situated.

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

All integrated appliances, fitted floor coverings, window coverings and light fittings are included in the sale.





16 BROADGAIT COURT, GULLANE, EH31 2DL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,356 SQ FT / 126 SQ M
 GARAGE 164 SQ FT / 15 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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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.