



# Framfield, Broadgait

GULLANE, EH31 2DJ

Property  
**PARIS STEELE**

01620 497497 | [parissteele.com](https://parissteele.com)



## PROPERTY DESCRIPTION

Set within the highly sought-after village of Gullane into the dining room, and the adjacent bright in East Lothian, this rarely available three-bedroom conservatory opening directly onto the garden. The bungalow offers an exceptional blend of space, thoughtfully designed layout continues into a well-flexibility, and charm, all complemented by a stunning equipped kitchen with garage access, fitted with private garden.

A gated driveway, running alongside the garden, leads you to the entrance vestibule and welcoming hallway. From here, French doors open into a South-east-facing, the principal double bedroom generous south-east-facing sitting and dining room, enjoys a peaceful outlook over the rear garden and bathed in natural light and enjoying lovely views over the rear garden. Finished in warm, neutral tones with bathroom. Two further double bedrooms, both with plush carpeting, the space is centred around an elegant living flame fireplace, creating a cosy yet refined atmosphere. A seamless flow then takes you





Outside, the garden is a true highlight, beautifully maintained with a generous lawn, vibrant planted borders, and a patio area perfect for outdoor dining and relaxation. Mature hedging to one side, enhances the sense of privacy, creating a peaceful and secluded setting.

The property also benefits from a private driveway and integral garage, providing excellent off-street parking.



## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, blinds, integrated eye-level grill, oven, hob and extractor hood will be included in the sale.

The free-standing fridge-freezer and dishwasher will also be included. In the garage, the washing machine, small fridge and small freezer can be included if required.



## PROPERTY FEATURES

- Three-bedroom bungalow
- South-west-facing sitting and dining room
- Conservatory opening to the garden
- Modern kitchen
- Three double bedrooms one with en-suite bathroom
- Family shower room
- Driveway and integral garage
- Wrap around gardens
- Double glazing
- Gas central heating
- EPC - D
- Council tax band - G
- Tenure - Freehold

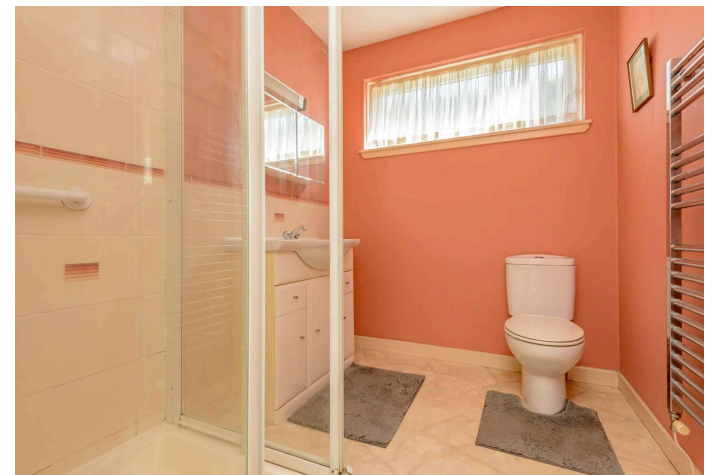
## GULLANE

Gullane is an idyllic and highly desirable East Lothian village approx. 22 miles from Edinburgh City Centre. Residents enjoy good local amenities including an optician, chemist, a Margiotta, and Co-op, as well as a delicatessen, bakery and cafe. Bustling pubs and restaurants include The Old Clubhouse, The Main Course, and Tom Kitchin's The Bonnie Badger. Further retail and dining amenities including an Aldi and Tesco are ten minutes away in North Berwick which boasts a thriving high street.

For recreational opportunities you are spoilt for choice with walks on the beautiful Gullane beach (recently named in the top ten of Scottish beaches), or in the East Lothian countryside, tennis at the Gullane Tennis Club, or golf on one of the world-renowned courses which include Muirfield and nearby Archerfield. North Berwick has a sports centre with a swimming pool and fitness classes as well as The Marine Hotel with a luxury spa, swimming pool and gym.

There is a well-regarded local primary school, and the property is within the catchment area for North Berwick High School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh with further choices available in Edinburgh.

Both Drem and North Berwick train stations connect the village swiftly to Edinburgh. Edinburgh's City Centre is approximately a 40-minute drive via the A1.





## PARIS STEELE

Thinking of selling your existing property?

Our experienced and locally based property and legal teams are here to help

- Free property valuations
- Competitive feeds for a bespoke personal service
- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

Let's Talk

01620 497 497

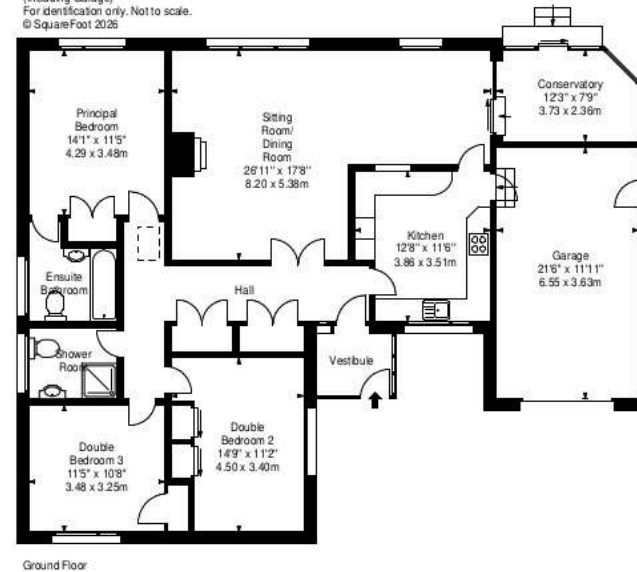
[property@parissteele.com](mailto:property@parissteele.com)

Property  
**PARIS STEELE**

Framfield,  
Broadgait,  
Gullane,  
East Lothian, EH31 2DJ



Approx. Gross Internal Area  
1718 Sq Ft - 159.60 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2025



Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from [www.parissteele.com](http://www.parissteele.com)
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to [property@parissteele.com](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

ēspc rightmove

zoopla in