



# FLAT 7, WAVERLEY SOUTH

East Links Road, Gullane, EH31 2AF

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	<b>1</b>	Public Room
	<b>2</b>	Bedrooms
	<b>2</b>	Bathroom



# FLAT 7, WAVERLEY SOUTH

Introducing a bright and generously proportioned first-floor apartment, forming part of an exclusive and well-regarded development in sought-after Gullane, and enjoying elevated canopy views towards the Lammermuir Hills. The apartment opens to a vestibule and hall with excellent built-in storage and a guest WC. The south-facing living room is a comfortable focal point, featuring an electric fire and a Juliette balcony that draws in natural light and open views. A well-appointed dining kitchen sits adjacent, fitted with modern units, integrated appliances, and practical downlighters.

The home offers two spacious double bedrooms, both with en-suite facilities. The main bedroom enjoys a private balcony, a built-in wardrobe, and an en-suite bathroom with overhead shower and vanity storage. The second bedroom is equally versatile, with a southeasterly aspect, a built-in wardrobe and an en-suite shower room. Externally, the factored development benefits from communal gardens, a secure bike store, and allocated parking. Set close to Gullane Golf Club, the apartment is just a five-minute stroll from the village centre and excellent local amenities, with the beach a short drive away.





**B**EPC  
RATING**F**COUNCIL  
TAX BAND**VIEWING**  
By appointment only  
with Gilson Gray on  
**01620 893 481**

## Features

- First-floor apartment with elevated canopy views
- Part of an exclusive development in Gullane
- Secure video entry-phone system and lift service
- Vestibule and hall with built-in storage
- Sunny and spacious living room with an electric fire and a Juliette balcony
- Well-appointed dining kitchen with fitted units
- Balconied main bedroom with a wardrobe and en-suite bathroom
- Second double bedroom with a wardrobe and an en-suite shower room
- Separate guest WC
- Well-maintained communal gardens
- Secure bike store
- Allocated parking space







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

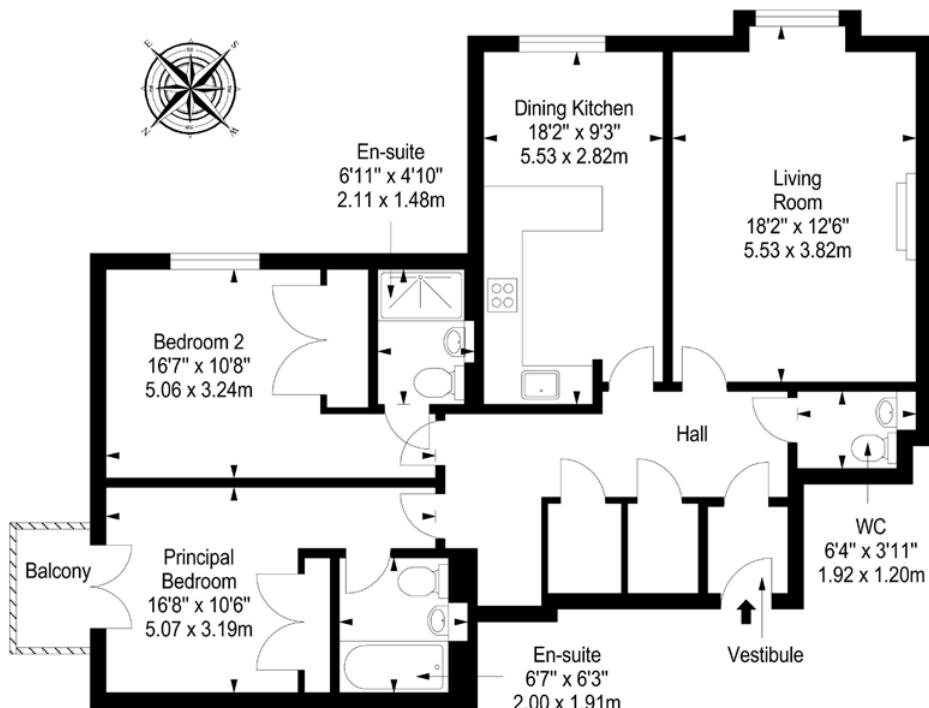
Factor: The factor is managed by Trinity Factors at an approximate monthly cost of £123.00



# GULLANE

Gullane is a sought-after and charming historic village, situated on the breath-taking East Lothian coast and within easy reach of Edinburgh city centre. The stretch of coastline at Gullane, is a haven for birdlife; walks through the dunes offer exhilarating views across the Firth of Forth to Fife. Within the village's bustling main street, there are good local shops catering for everyday requirements as well as independent shops, art galleries, coffee shops, and award-winning restaurants. The vibrant town of North Berwick and the historic market town of Haddington have a wider range of independent retailers and supermarkets. The surrounding area offers a host of opportunities for the outdoor enthusiast, including sailing clubs, tennis clubs, golfing and horse riding facilities. Gullane is known as one of the best areas for golfing and boasts Gullane No. 1, widely regarded as one of the finest courses in Scotland. The proximity of Drem Railway Station, which has regular services to Edinburgh Waverley, makes the area a highly desirable location for those commuting by train, while the nearby A1 will take you to Edinburgh by car in around 30 minutes.

First Floor  
Approx. 92.3 sq. metres (993.5 sq. feet)



Total area: approx. 92.3 sq. metres (993.5 sq. feet)

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