

COULTERS[©]

2 OLIVE BANK, MAIN STREET

GULLANE, EAST LOTHIAN, EH31 2AB

4 BED

2 BATH

2 PUBLIC



TAKE A LOOK INSIDE

Ideally located in the heart of Gullane, just moments from all local amenities, this impressive four bedroom semi-detached home offers flexible living space, well-maintained front and rear gardens, off-street parking and a garage.

Beautifully presented throughout, the property provides spacious and versatile accommodation perfect for the downsizer or modern family living.



KEY FEATURES



Semi detached home



Four double bedrooms



Private front and rear gardens



Garage and off street parking



Walking distance of all local amenities



Desirable central location



EPC Rating - D



Council Tax Band - F



The property comprises; bright entrance hallway with useful storage cupboards; large light filled sitting/dining room with electric fire place and large South facing windows; well-appointed kitchen with ample storage and direct access to the rear garden; three ground level double bedrooms all benefitting from fitted wardrobes; and a modern shower room which completes the ground floor accommodation.

Upstairs, the principal double bedroom enjoys fitted wardrobes, additional eaves storage, and a contemporary family bathroom complete with a three-piece suite and shower over the bath. Externally, the front and rear gardens have been thoughtfully designed for low-maintenance living, finished with paving slabs. The rear garden offers access to the off-street parking area and a garage, enhancing the practicality of this fantastic home.





THE LOCAL AREA

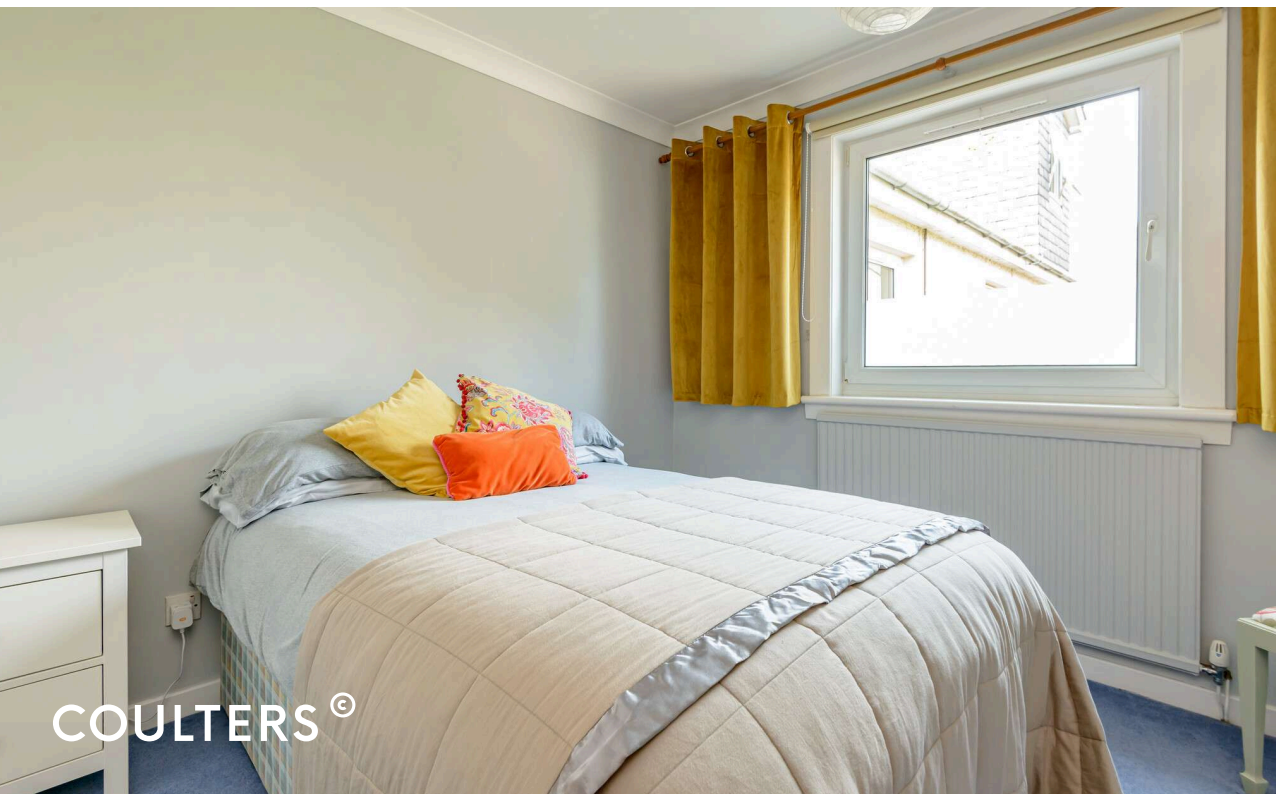
Gullane is an idyllic, highly desirable coastal village situated less than 45 minutes East of Edinburgh. Its world renowned golf courses and stunning sandy beaches with breath taking views make it a popular location for walkers and golfers alike.

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.



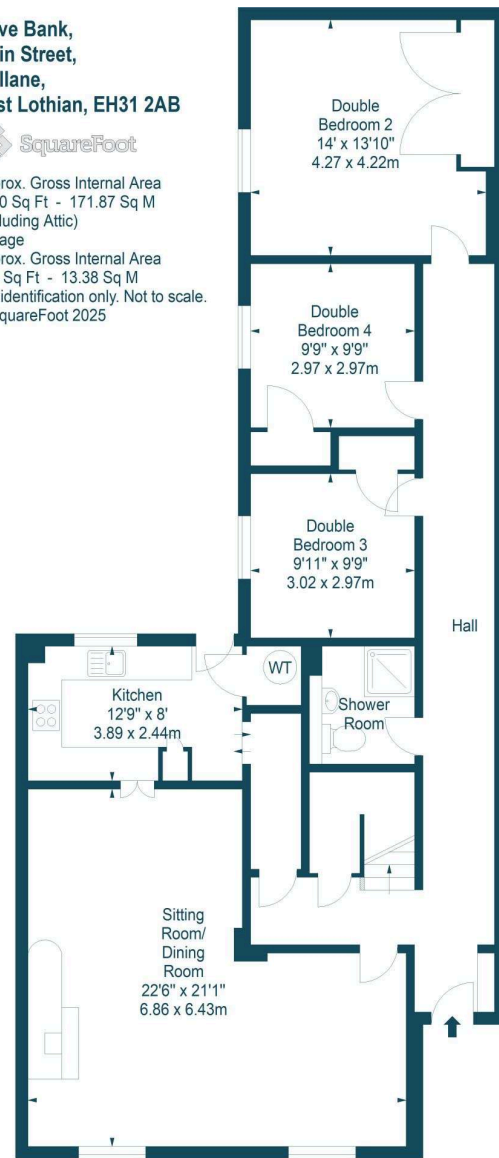


Olive Bank,
Main Street,
Gullane,
East Lothian, EH31 2AB

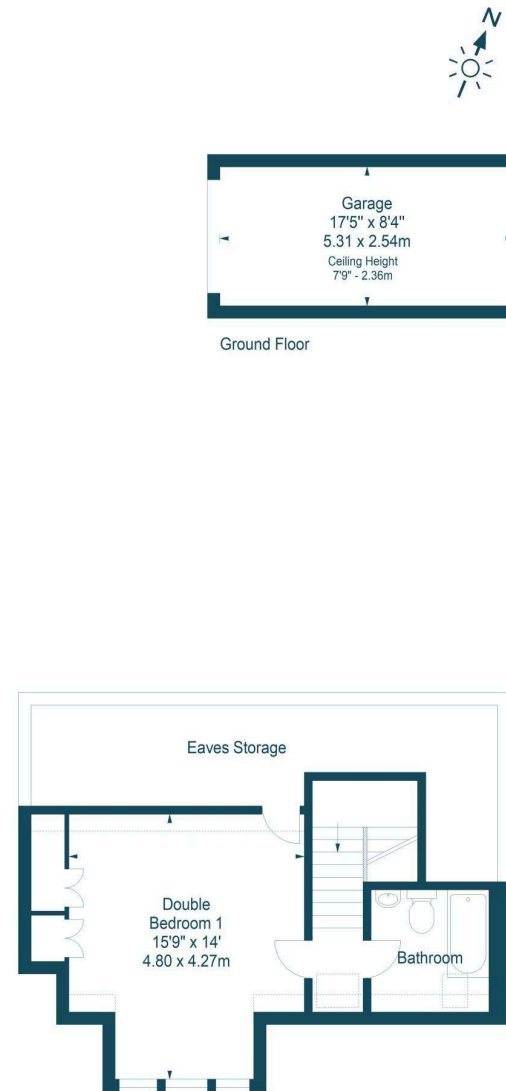


Approx. Gross Internal Area
1850 Sq Ft - 171.87 Sq M
(Including Attic)

Garage
Approx. Gross Internal Area
144 Sq Ft - 13.38 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor

GET IN TOUCH

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 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.