

COULTERS[©]

1A LAMMERVIEW TERRACE

GULLANE, EAST LoTHIAN, EH31 2HB

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in the heart of the highly desirable coastal village of Gullane, 1A Lammerview Terrace is a charming ground floor flat with its own main door entrance, forming part of a traditional building.

Ideally positioned within easy walking distance of Gullane's excellent local amenities, including a Margiotta, Co-op, popular independent cafés and restaurants, as well as the renowned beaches and golf courses, the property offers an appealing opportunity as either a permanent residence or a delightful second home.

KEY FEATURES



Charming main door flat



Double bedroom



Delightful shared rear garden



Unrestricted on-street parking



Located close to excellent local amenities



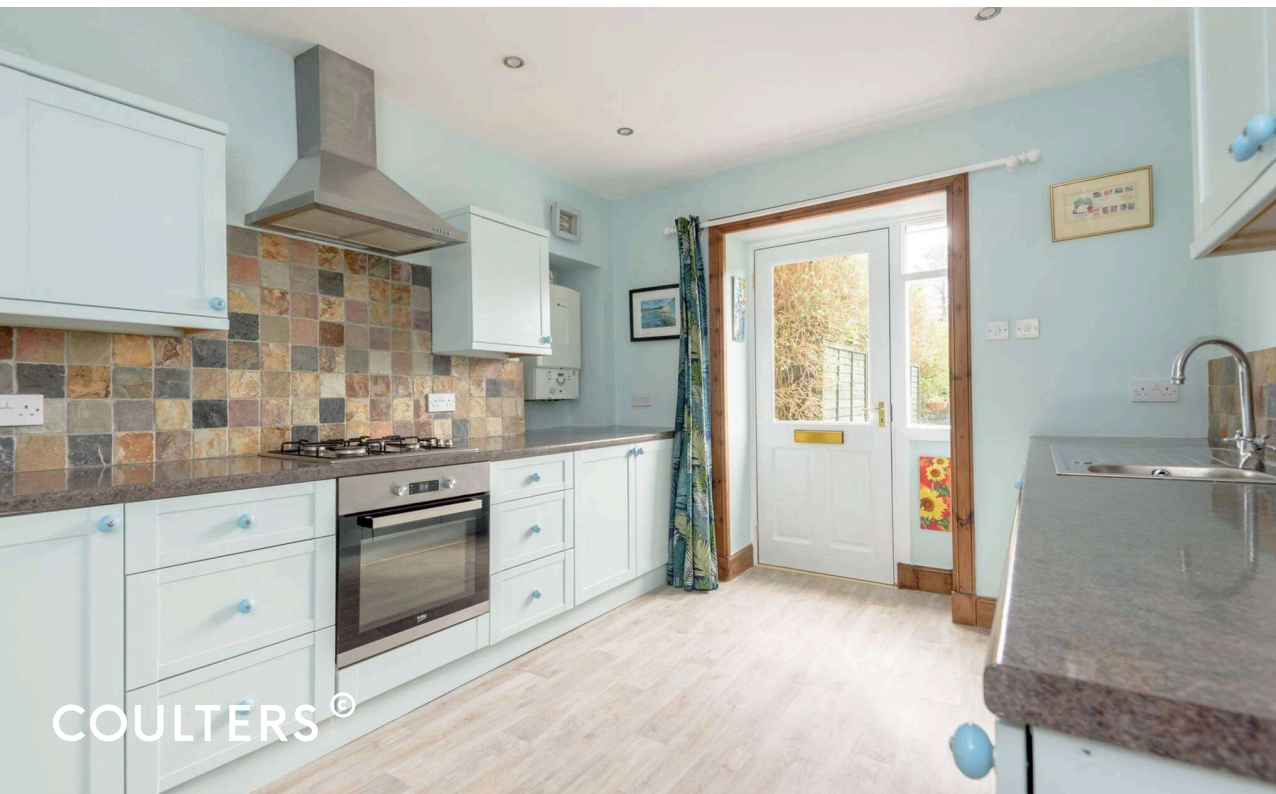
Ideal as a permanent residence or a holiday home

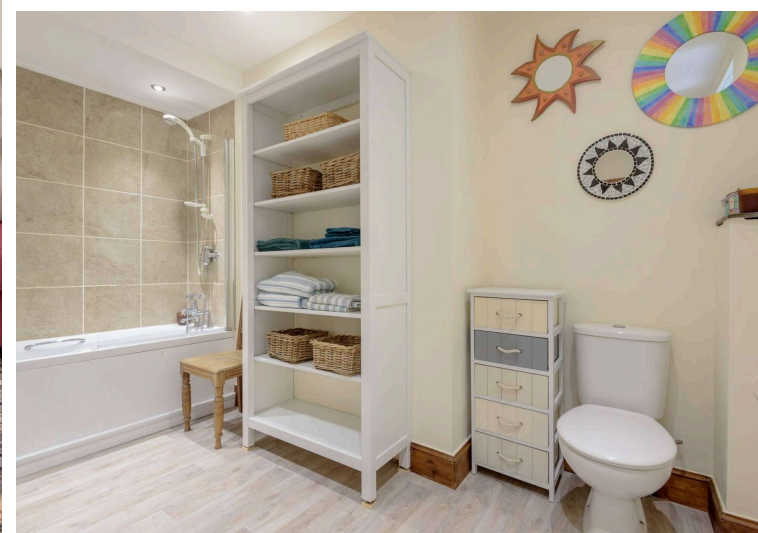


EPC Rating - E



Council Tax Band - B





The bright and well presented accommodation is generously proportioned throughout and offers a flexible layout comprising a spacious sitting room with ample space for dining, leading through to a double bedroom; a well equipped kitchen fitted with a good range of units and integrated appliances, with direct access to the rear garden; and a well appointed bathroom.

To the rear, there is a beautifully maintained shared garden, while unrestricted parking is available nearby.



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.

EXTRAS

All fitted floor coverings, carpets, curtains, blinds, light fittings, gas hob, oven, fridge/freezer, washing machine are included in the sale price. Some furniture is available by separate negotiation.

HOME REPORT VALUATION: £185,000



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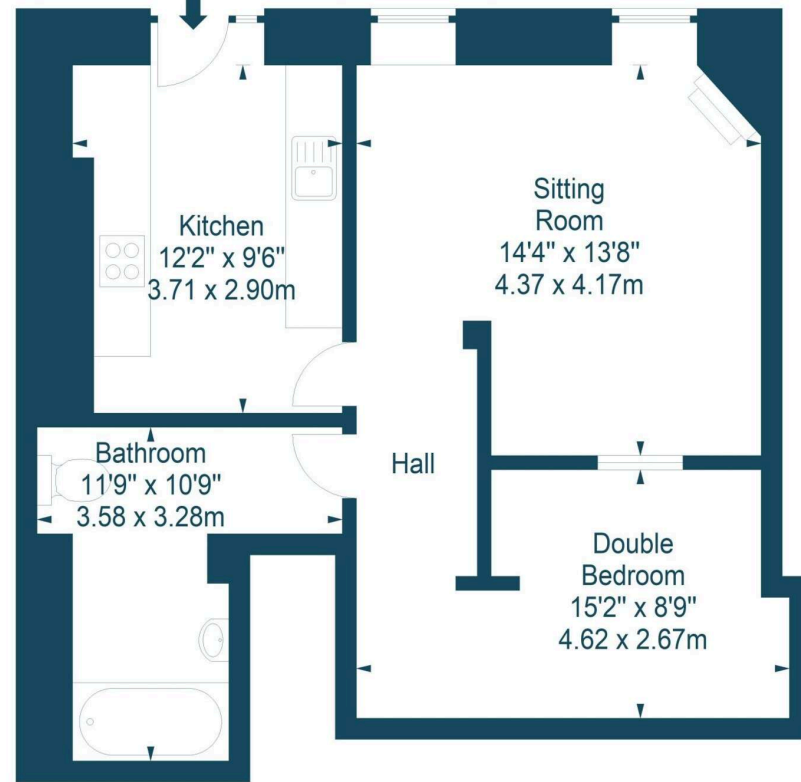


enquiries@coultersproperty.co.uk

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Gullane,
East Lothian, EH31 2HB



Approx. Gross Internal Area
549 Sq Ft - 51.00 Sq M
For identification only. Not to scale.
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Ground Floor

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.