

COULTERS[©]



6 GREENCRAIG AVENUE

GULLANE, EAST LOTHIAN, EH31 2EZ

 3 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Set within a modern development in the highly sought-after seaside town of Gullane in East Lothian, this beautifully presented terraced home offers bright, stylish accommodation perfectly suited to contemporary living. With three bedrooms, thoughtfully designed interiors and the added benefit of solar panels improving energy efficiency, the property combines comfort, flexibility and an enviable coastal setting.

KEY FEATURES



Exceptionally bright and stylishly presented terraced home.



Three double bedrooms, the principal benefitting from an en-suite and balcony.



Private south-west facing rear garden.



Two allocated car parking spaces.



Located within the picturesque seaside town of Gullane.



Within walking distance of amenities and bus links.



EPC Rating - A



Council Tax Band - F





On the ground floor, a generous sitting room enjoys a pleasant outlook to the front of the property, creating a welcoming space to relax, complete with a bioethanol fire for added warmth and ambience. To the rear, the kitchen is well-appointed with ample storage and worktop space, seamlessly incorporating a dining area ideal for both everyday living and entertaining. Bi-folding doors flood the space with natural light and provide direct access to the rear garden, enhancing the indoor-outdoor flow. Also on this level is a versatile third bedroom, currently arranged as a cosy snug with a media unit and built-in storage, offering flexibility to suit a variety of needs. A contemporary four-piece bathroom, featuring a separate shower, along with excellent storage options, completes the ground floor accommodation.



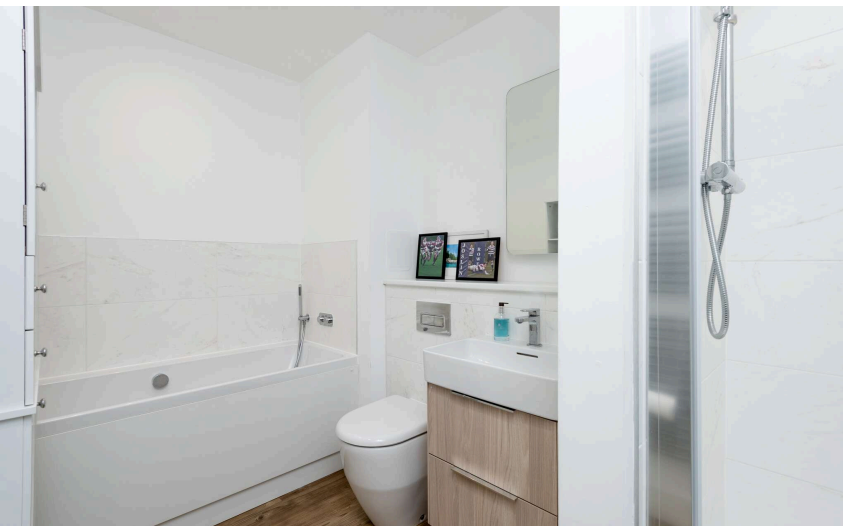


MORE INFORMATION

Upstairs, the property continues to impress with two spacious double bedrooms, both benefiting from built-in storage. The principal bedroom further enjoys the luxury of a modern en-suite shower room and access to a private balcony overlooking the front of the property, providing a peaceful spot to unwind. There is also convenient access to the attic for additional storage.



Externally, the home boasts a beautifully maintained south-west facing garden, perfect for enjoying afternoon and evening sunshine. The patio area offers an ideal setting for outdoor dining and relaxation, while a gate at the foot of the garden provides access to the allocated parking spaces, ensuring both practicality and ease of living.







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 breathtaking 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.

Highly regarded schooling is available at Gullane Primary School and North Berwick High School. There is private schooling at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh. Edinburgh schooling options are easily accessed.

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.

Coulters local tip: The Bonnie Badger's fully enclosed beer garden, offering freshly BBQ'd lobster and cocktails in the sun. The garden is a real suntrap offering the perfect escape on a breezy coastal day.

EXTRAS

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

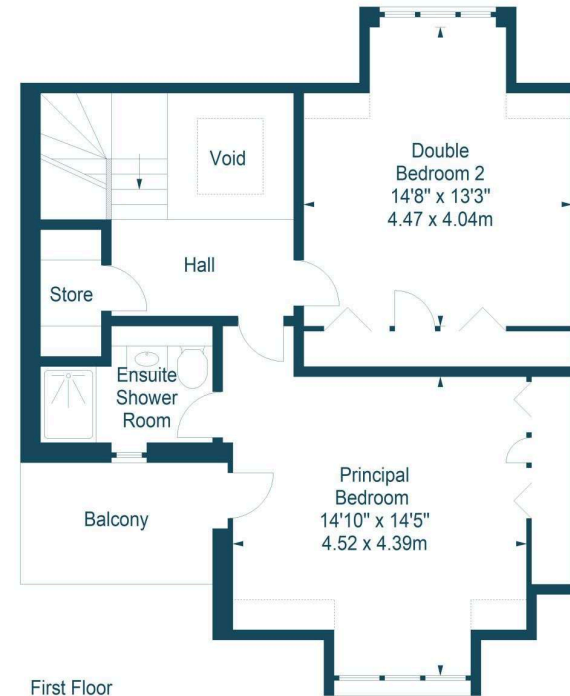
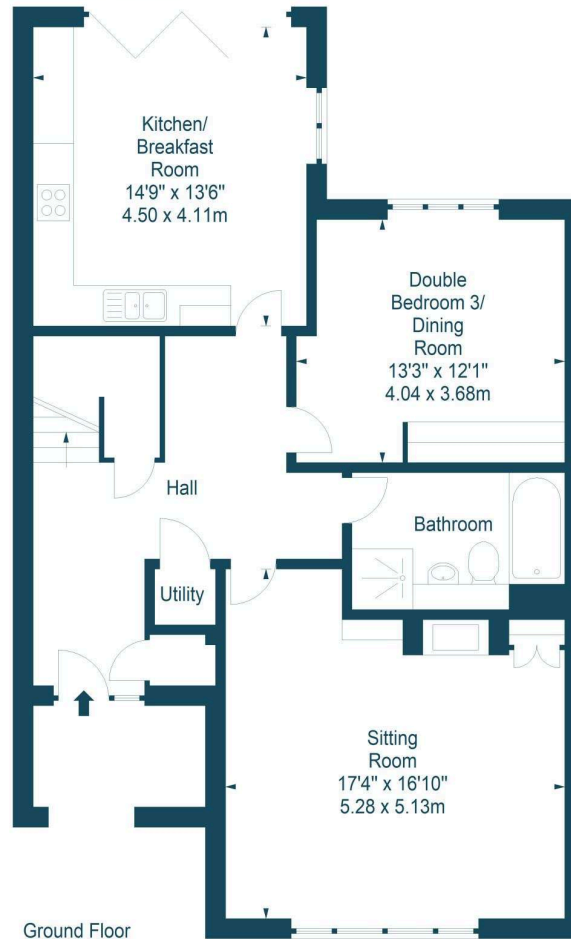
HOME REPORT VALUATION: £520,000



Greenraig Avenue,
Gullane,
East Lothian, EH31 2EZ



Approx. Gross Internal Area
1585 Sq Ft - 147.25 Sq M
For identification only. Not to scale.
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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.