

COULTERS[®]

7 WEST FENTON GAIT

GULLANE, EAST LoTHIAN, EH31 2HS

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Ideally located in the highly sought-after coastal village of Gullane, 7 West Fenton Gait is an appealing two bedroom semi-detached house, conveniently situated within easy walking distance of the primary school, a good range of local amenities and Gullane's beautiful beach.

The bright property offers well-proportioned accommodation and further benefits from a private rear garden and residents' parking to the front.

KEY FEATURES



Attractive semi-detached house



Two well proportioned double bedrooms



Private rear garden



Private resident's parking



Ideally located close to local amenities and transport links



Modern, well proportioned accommodation



EPC Rating - C



Council Tax Band - D



The accommodation is arranged over two floors and comprises an entrance vestibule opening into a spacious sitting room; a kitchen fitted with a good range of units and appliances, with a door leading through to the sunroom and access to the rear garden.

A carpeted staircase leads to the first floor, where there are two well-proportioned bedrooms, both with built in wardrobes, and a bathroom.





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.

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 fitted carpets, fitted floor coverings, curtains, light fittings, hob, oven, fridge, the washing machine and the garden sheds are included in the sale price.

There is a communal gardens maintenance fee of approximately £80 per annum.

HOME REPORT VALUATION: £250,000

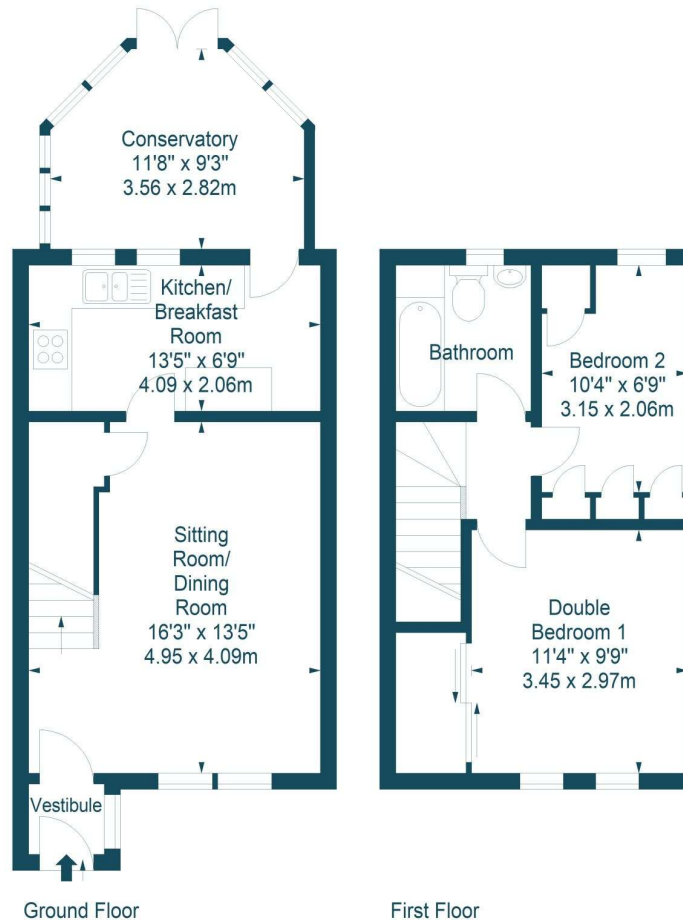




West Fenton Gait,
Gullane,
East Lothian, EH31 2HS



Approx. Gross Internal Area
751 Sq Ft - 69.77 Sq M
For identification only. Not to scale.
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01620 671837



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.