

COULTERS<sup>©</sup>

# 38 FENTOUN GAIT EAST

GULLANE, EAST LOTHIAN, EH31 2ES

 5 BED  3 BATH  3 PUBLIC



## TAKE A LOOK INSIDE

Forming part of an exclusive Cala development, 38 Fentoun Gait East is an exceptionally stylish five-bedroom detached home, ideally positioned on a desirable corner plot within the highly sought-after coastal village of Gullane. The property is within easy walking distance of the primary school, an excellent range of local amenities, renowned golf courses and the beautiful nearby beaches.

Immaculately presented throughout and finished to a high standard, it offers flexible, contemporary family accommodation, complemented by beautifully landscaped front and rear gardens, a versatile garden room, a detached double garage with EV charging point, and generous driveway parking.

## KEY FEATURES



Beautifully presented, contemporary detached family home



Five double bedroom, two with ensuite



Mature landscaped private garden with versatile garden room



Detached double garage, driveway parking and EV charging point



Peacefully located in a modern development located close to local amenities and transport links



Generously proportioned family accommodation



EPC Rating - B



Council Tax Band - G



The spacious and thoughtfully designed interior begins with an impressive entrance vestibule and hallway, leading through to a stunning open plan kitchen, dining and living space. This striking room features a vaulted ceiling and large glazed doors, flooding the area with natural light and creating a wonderful sense of space, ideal for both everyday living and entertaining. A separate sitting room with French doors opening to the garden provides a more formal retreat, while a study, utility room and WC complete the ground floor.

Upstairs, the principal bedroom benefits from a stylish en suite shower room, while there are four further well-proportioned double bedrooms, one of which also enjoys en suite facilities. A well-appointed family bathroom serves the remaining bedrooms. The property further benefits from excellent storage throughout, an air source heat pump and double glazing.





## 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, blinds, light fittings, all integrated Siemens appliances (induction hob, double oven, combination microwave oven, fridge/freezer, dishwasher) and the washing machine are included in the sale price. The curtains are available by separate negotiation.

The development is factored by Scottish Woodlands with an approximate annual charge of £285.00.

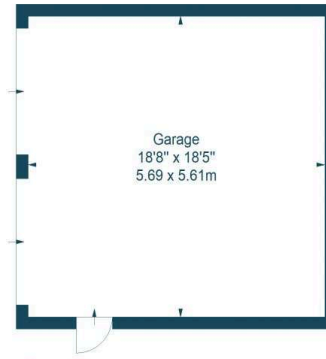
**HOME REPORT VALUATION: £800,000**



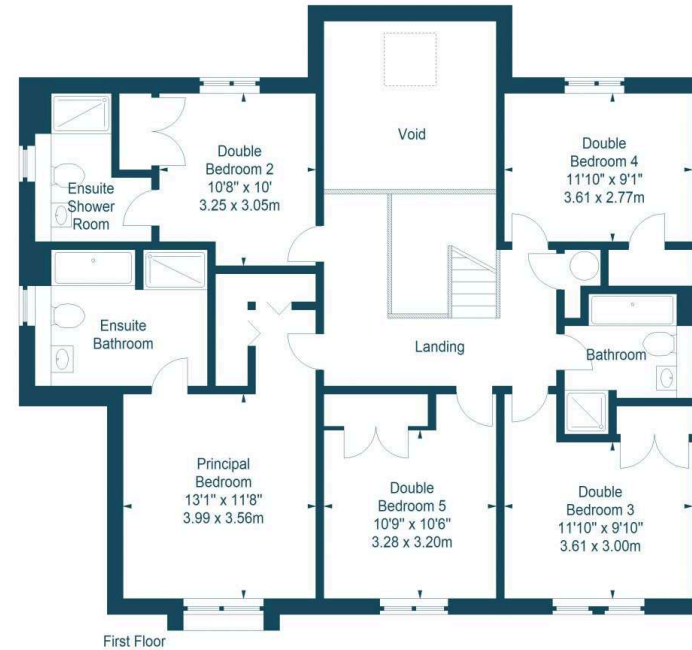
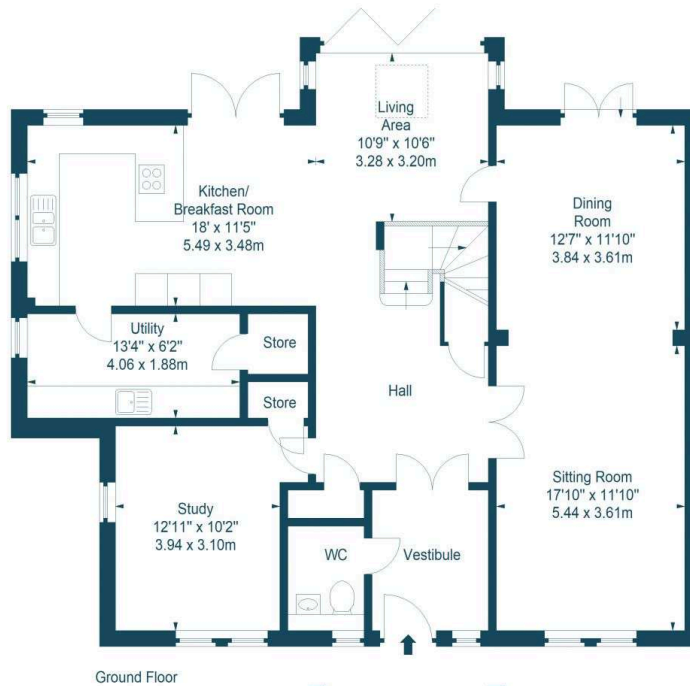
Fentoun Gait East,  
Gullane, EH31 2ES



Approx. Gross Internal Area  
2417 Sq Ft - 224.54 Sq M  
Garage  
Approx. Gross Internal Area  
347 Sq Ft - 32.24 Sq M  
For identification only. Not to scale.  
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Ground Floor



## 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.