

COULTERS[©]

9 THE PINES

GULLANE, EAST LoTHIAN, EH31 2DT

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

9 The Pines is a deceptively spacious and very well-presented detached house situated in a quiet tree-lined cul-de-sac in the heart of Gullane. The property has been upgraded by the current owners, including a new kitchen, bathroom and the addition of a conservatory to create a lovely family home with a flexible layout. The accommodation comprises:

Ground floor: vestibule, broad reception hall with double doors to a large dual-aspect sitting room, a dining room with an open outlook over the front garden and access to a well-equipped modern kitchen to the rear. There is also a WC and a lovely recently installed conservatory with double doors to the rear garden.

First floor: eaves storage on landing, principal bedroom with built-in cupboards, two further double bedrooms, both with built-in cupboards, and a modern family bathroom. There are southerly views to the rear towards the Lammermuir Hills.

Outside: single garage, front garden, private south-facing rear garden.

KEY FEATURES



Beautifully presented detached house



Upgraded kitchen, bathroom and new conservatory



Spacious, free flowing ground floor layout



3 Double bedrooms with attractive views to rear



South facing garden, front garden and single garage



Close to local amenities, golf courses and beaches



EPC Rating - D



Council Tax Band - F



OUTSIDE

The house is set back from the street with a front garden laid to lawn and a useful single garage. To the rear is an attractive south-facing garden, accessed via the conservatory, which is mainly laid to lawn with a central raised deck area, a summer house and herbaceous borders. The garden is enclosed by mature beech hedges providing good privacy. There is also a communal garden area to the front of the house.





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.







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EXTRAS

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



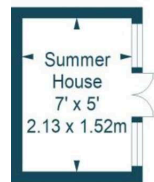
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HOME REPORT VALUATION: £470,000

The Pines,
Gullane,
East Lothian, EH31 2DT



Approx. Gross Internal Area
1532 Sq Ft - 142.32 Sq M
Garage & Summer House
Approx. Gross Internal Area
181 Sq Ft - 16.81 Sq M
For identification only. Not to scale.
© SquareFoot 2026



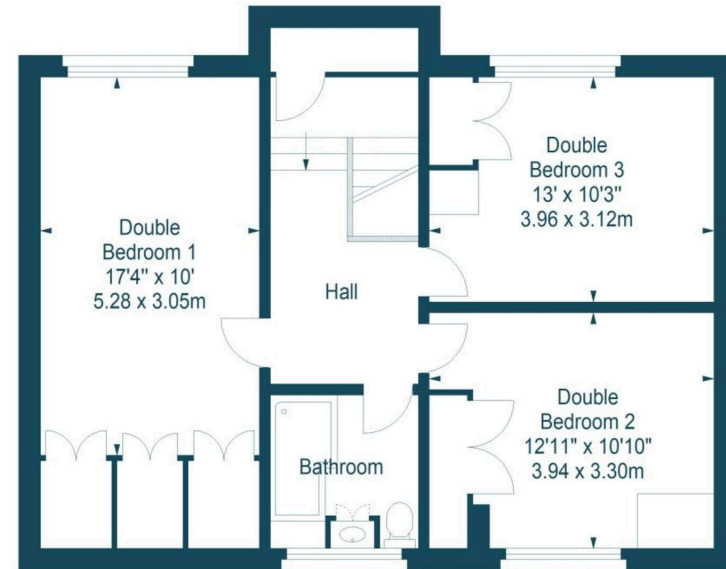
Ground Floor



Ground Floor



Ground Floor



First Floor

GET IN TOUCH

www.coultersproperty.co.uk

0131 603 7333

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.