



## 8/4 Rosebery Place

Gullane, EH31 2AN

- Spacious & well presented 2 bed flat with open views
- Sought after location & shared garden
- Freshly decorated with neutral colours
- High ceilings & period features
- Welcoming hallway with boxroom fitted with storage
- Bright sitting room with with open fire & views
- Large kitchen/dining room with fitted units
- Two double bedrooms
- Bathroom with white suite
- Gas central heating & single glazed

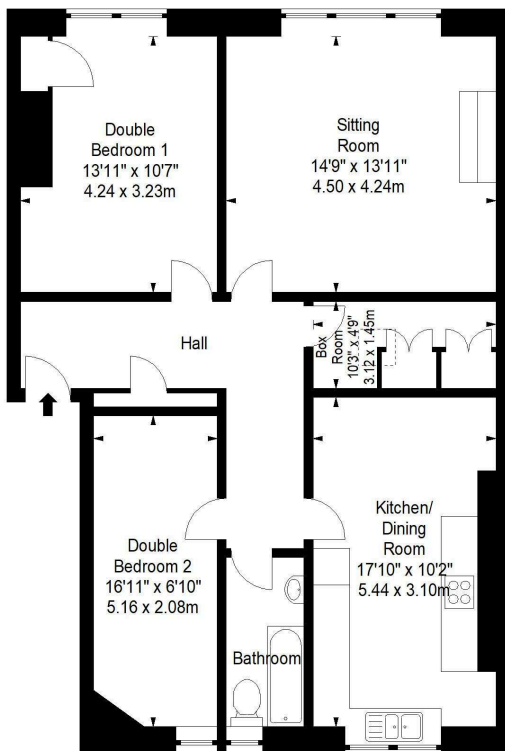
**Delightful 2 bedroom top floor flat with excellent presentation, open views and generous rooms**

### Description

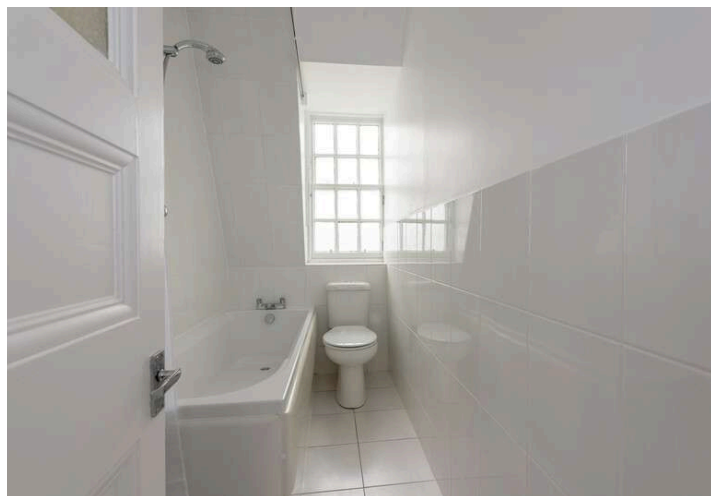
Extremely well presented throughout with generous rooms, high ceilings and freshly decorated in light neutral tones. Situated in a sought after location in this popular village on the doorstep of local amenities, the beaches and golf courses. This appealing flat also benefits from open views and large sheltered shared gardens to the rear. Accessed from a well kept communal stair the accommodation comprises a welcoming hallway, spacious sitting room with large windows maximising the view and a charming fireplace with open fire, kitchen/dining room fitted with an excellent of fitted units with ample room for a large table, two double bedrooms, a useful boxroom with fitted storage and a bathroom with white suite.



Approx. Gross Internal Area  
927 Sq Ft - 86.12 Sq M  
For identification only. Not to scale.  
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Second Floor



## Location

Gullane is a small picturesque village lying less than 45 minutes drive from the centre of Edinburgh. It has a good range of local shops and other amenities but it is the excellent sandy beaches and world renowned golf courses including Muirfield that make it a special place to live. The ready access to the beaches and to the countryside of East Lothian combined with easy access to Edinburgh ensures a quality of life that is hard to beat. There is a primary school and excellent secondary schooling at North Berwick, private schooling at preparatory level in Haddington and Dunbar and private schooling in Musselburgh and in Edinburgh.

## Fixtures and Fittings

The carpets, blinds and light fittings throughout are included in the sale price together with the gas hob, single oven, fridge/freezer and washing machine.

## EPC Rating E

## Home Report

The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.

Notes: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

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.

The owner will not warrant the working order of any of the fixtures and fittings which are included in the sale price.

All systems and appliances in the property are sold as seen and no warranties will be given.

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