



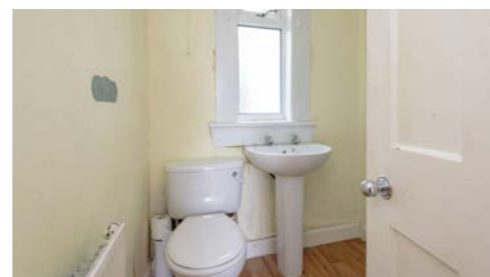
13 Middleshot Road
Gullane, East Lothian, EH31 2DG

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Reception hall.
- Generously proportioned living room with feature fireplace.
- Dining kitchen.
- Excellent storage.
- Access to rear garden.
- Two good size double bedrooms.
- Shower room.
- Gas central heating.
- Double glazing.
- Gardens to the front, side & rear.
- On-street parking.



GENERAL DESCRIPTION

A semi-detached bungalow situated in the sought-after coastal village of Gullane in East Lothian. There is a range of amenities within the village itself and area is an ideal commuter base with its close proximity to the A1 and local train stations. The property would be suitable for someone downsizing, looking to stay in the area or perhaps a first-time buyer and the accommodation offers excellent potential to any purchaser. In need of modernisation and redecoration.

COUNCIL TAX BAND - C.
TRAIN STATION - APPROXIMATELY 4.4 MILES DREM TRAIN STATION.
AIRPORT - APPROXIMATELY 30.4 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 100 METRES.

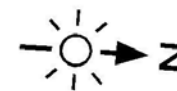
LOCATION

Gullane is a much sought after small picturesque coastal village lying less than 45 minutes' drive from the centre of Edinburgh and approximately 5 minutes' drive from North Berwick. It has a good range of local shops and other amenities including cafes, a bank, tennis courts, gym and a new health centre/doctors clinic 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. The nearest commuter train station is located in Drem which is a short drive away making this an ideal location for people working in the city and wishing a quieter pace of life.

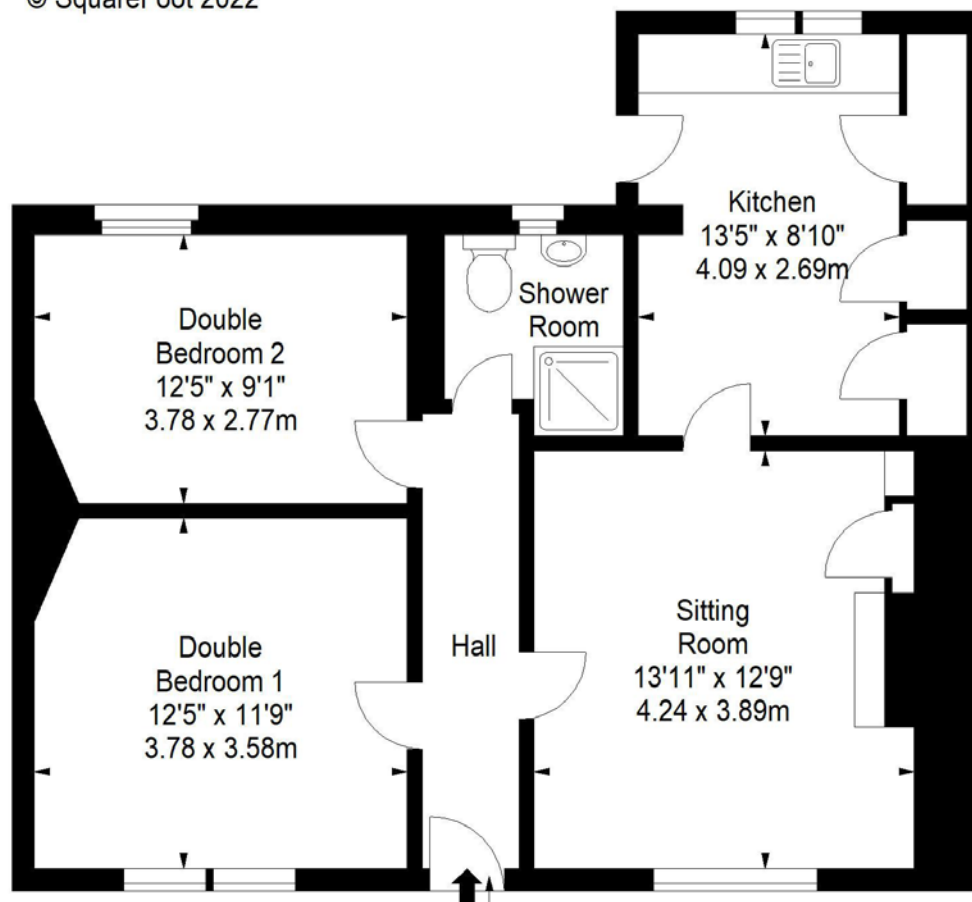
EXTRAS:
THE PROPERTY WILL BE SOLD AS SEEN AND THERE WILL BE NO GUARANTEES FOR ANY KITCHEN APPLIANCES OR HEATING.



**Middleshot Road,
Gullane,
East Lothian, EH31 2DG**



Approx. Gross Internal Area
713 Sq Ft - 66.24 Sq M
For identification only. Not to scale.
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Ground Floor



Energy Performance
Certificate Rating C