



GILSON GRAY

LAW • PROPERTY • FINANCE

19 FENTOUN GAIT EAST

Gullane, East Lothian, EH31 2ES



DETACHED HOUSE IN GULLANE

Forming part of an attractive, modern development in Gullane, this detached house offers a large living room, a dining kitchen, four bedrooms, an en-suite shower room, a family bathroom, and a separate WC, plus a spacious garden, a single garage, and a private driveway. Perfect for growing families, the home is flexible and lies close to Gullane's fantastic amenities, including shops, schools, transport links, restaurants and bars, the picturesque beach, and well-regarded golfing facilities.

An entrance vestibule (with storage) welcomes you into the house and leads to a hall with additional storage and a useful WC. On your right, you step into a wonderfully bright and spacious living room, spanning the entire depth of the property and illuminated by dual-aspect glazing, with southwest-facing French doors opening onto the rear garden. The living room offers plenty of space for variations of lounge furniture, alongside a study/home office area, if desired. A fireplace creates a warming focal point around which furniture can be arranged.

FEATURES

- Detached house in Gullane
- Attractive, modern development
- Entrance vestibule and hall with storage and WC
- Generous living room
- Contemporary breakfasting kitchen with dining area and utility room
- Four bedrooms (three with storage)
- One en-suite shower room
- Separate four-piece family bathroom
- Sunny rear garden
- Single garage and triple driveway





KITCHEN WITH DINING AREA

In the equally bright and spacious kitchen across the hall, a large space is provided for a dining table and chairs, with a breakfast bar catering for morning coffee and socialising while cooking. The kitchen comes well-appointed with a wealth of contemporary glossy off-white and wood-effect cabinets, framed by complementary Silestone worktops. An adjoining utility room, with external access and matching cabinetry, supplements the kitchen.





FOUR BEDROOMS

On the first floor, a landing (with storage) leads to the home's four well-proportioned bedrooms and a family bathroom. The bedrooms are all mostly neutrally decorated and fitted with carpets for optimum comfort underfoot. The principal bedroom boasts a large built-in wardrobe and an en-suite shower room, complete with a large shower enclosure, a basin set into storage, and a concealed-cistern WC. Two of the remaining bedrooms also accommodate built-in storage. The four-piece family bathroom comprises a bathtub with a shower tap attachment, a separate shower enclosure, a vanity unit with an inset basin, and a WC.





Externally, the house enjoys a neatly lawned front garden and a favourably southwest-facing rear garden, with the latter including a large lawn, a patio for outdoor seating, leafy trees (including apple trees), shrubs, and hedges. Excellent private parking is provided by a single garage (forming part of a communal block of two) and a triple driveway.

Extras: Integrated kitchen appliances comprising an oven, a microwave oven, a five-ring induction hob, an extractor fan, a fridge/freezer, and a dishwasher (all Siemens) will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.





GULLANE, EAST LoTHIAN

Gullane is a sought-after and charming historic village, situated on the breath-taking East Lothian coast and within easy reach of Edinburgh city centre. The stretch of coastline at Gullane, is a haven for birdlife; walks through the dunes offer exhilarating views across the Firth of Forth to Fife. Within the village's bustling main street, there are good local shops catering for everyday requirements as well as independent shops, art galleries, coffee shops, and award-winning restaurants. The vibrant town of North Berwick (5 miles away) and the historic market town of Haddington (7.5 miles away) have a wider range of independent retailers and supermarkets. The surrounding area offers a host of opportunities for the outdoor enthusiast, including sailing clubs, tennis clubs, golfing and horse riding facilities. Gullane is known as one of the best areas for golfing and boasts Gullane No. 1, widely regarded as one of the finest courses in Scotland. Gullane Primary School is nearby (and a path close to the property provides a shortcut to the school), while secondary schooling can be found at highly-regarded North Berwick High school. The proximity of Drem Railway Station, which has regular services to Edinburgh Waverley, makes the area a highly desirable location for those commuting by train, while the nearby A1 will take you to Edinburgh by car in around 30 minutes.

EPC
RATING:

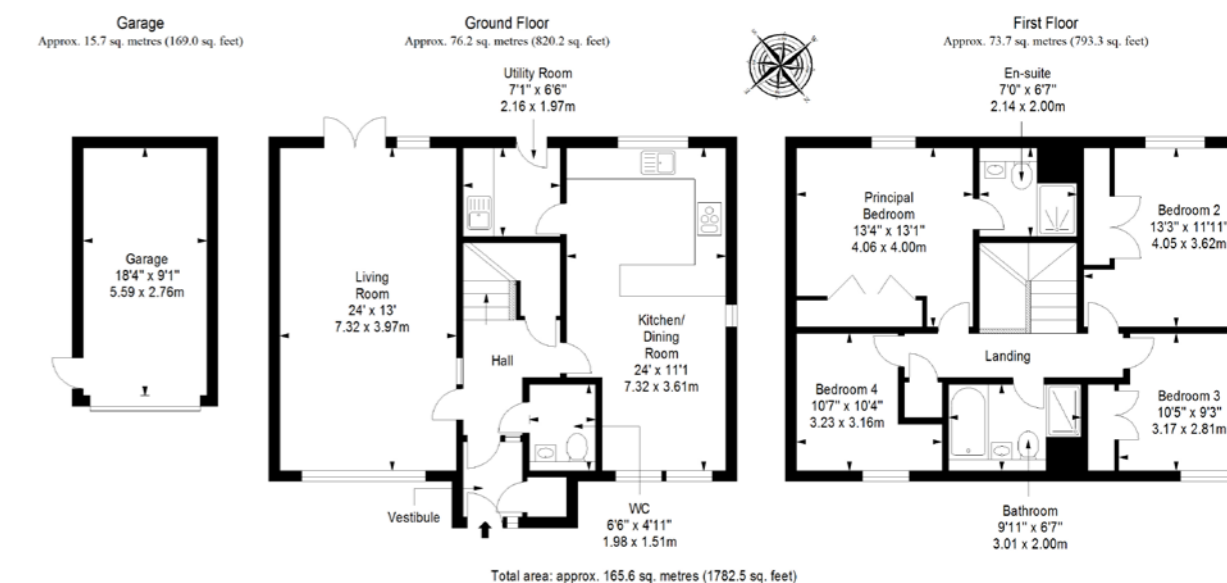


COUNCIL
TAX BAND:



VIEWINGS

By appointment with Gilson Gray on 01620 893 481





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BORDERS

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