



GILSON GRAY

LAW • PROPERTY • FINANCE

1 BROADGAIT GREEN

Gullane, East Lothian, EH31 2DW



Offering a sought-after coastal lifestyle, this three-bedroom detached bungalow offers generous accommodation and a highly desirable position in the heart of Gullane, just a short walk from amenities, transport links, and a stunning beach. The home enjoys light neutral décor throughout and it has been extended to incorporate a conservatory, though it would now benefit from some modernisation. Furthermore, it features a large, family-friendly rear garden with a landscaped design and mature planting.

Extras: all fitted floor and window coverings, light fixtures, and integrated kitchen appliances to be included in the sale. The furniture can also be included. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- A large detached bungalow
- Quiet cul-de-sac setting in Gullane
- Naturally-lit entrance porch
- Expansive living/dining room with an open-plan conservatory
- Well-appointed kitchen
- Three double bedrooms
- 3pc bathroom with over-bath shower
- 3pc en-suite shower room
- Outstanding built-in storage
- Mature front and rear gardens
- Summerhouse and two sheds
- Private garage for secure parking
- EPC Rating - F
- Council Tax Band - F







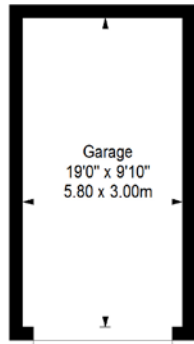
"THREE DOUBLE BEDROOMS,
A 3PC EN-SUITE SHOWER
ROOM, AND A 3PC
BATHROOM WITH
OVER-BATH SHOWER"



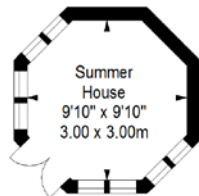


FLOORPLAN

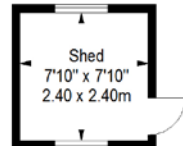
Garage
Approx. 17.4 sq. metres (187.3 sq. feet)



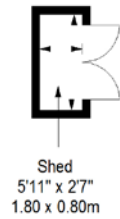
Summer House
Approx. 9.0 sq. metres (96.9 sq. feet)



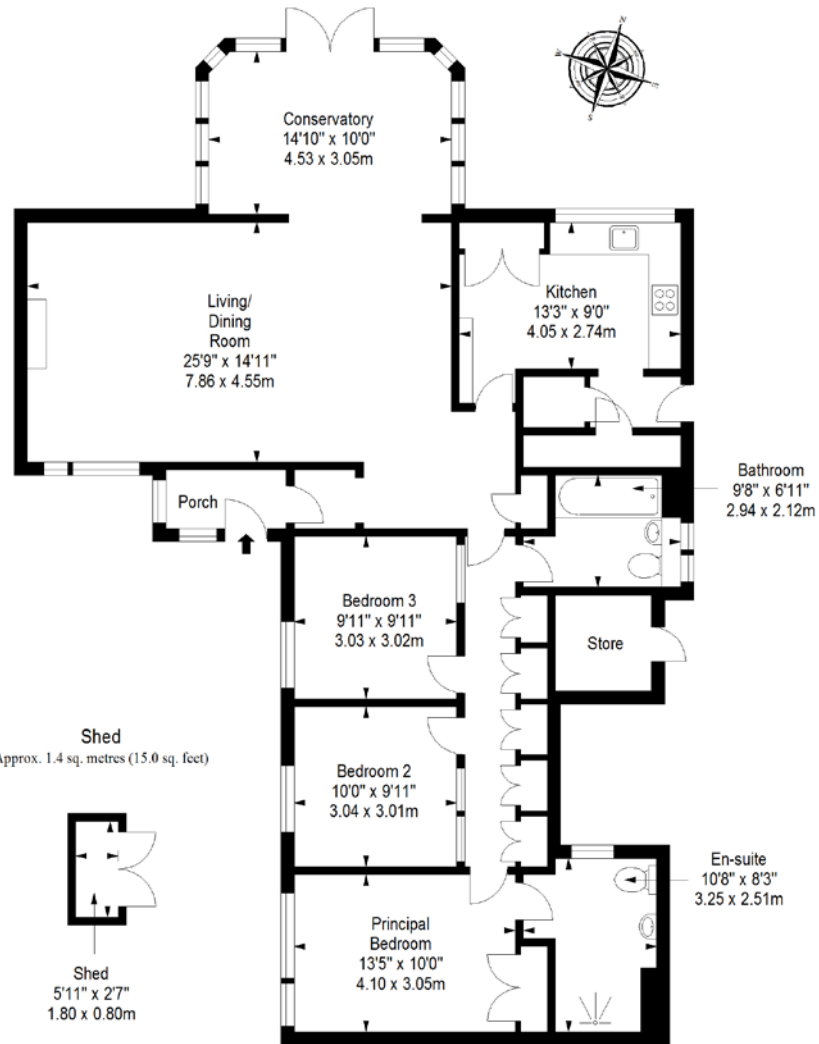
Shed
Approx. 5.7 sq. metres (61.3 sq. feet)



Shed
Approx. 1.4 sq. metres (15.0 sq. feet)



Ground Floor
Approx. 139.7 sq. metres (1503.8 sq. feet)



Total area: approx. 173.2 sq. metres (1864.3 sq. feet)



GILSONGRAY.CO.UK

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BORDERS

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