



**GILSONGRAY**  
LAW • PROPERTY • FINANCE

**17 PHOENIX RISE**  
Gullane, East Lothian, EH31 2BU



Forming part of an attractive, contemporary development in highly desirable Gullane, this ground-floor flat enjoys an open-plan living area, two double bedrooms, an en-suite shower room, and a separate bathroom, as well as access to shared gardens and an allocated parking space/unallocated residents and guest parking. The flat is presented in a true move-in condition with neutral interiors and modern fixtures and fittings throughout.

Extras: Integrated kitchen appliances comprising a double oven, a hob, an extractor fan, a fridge/freezer, a dishwasher, and a washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

## FEATURES

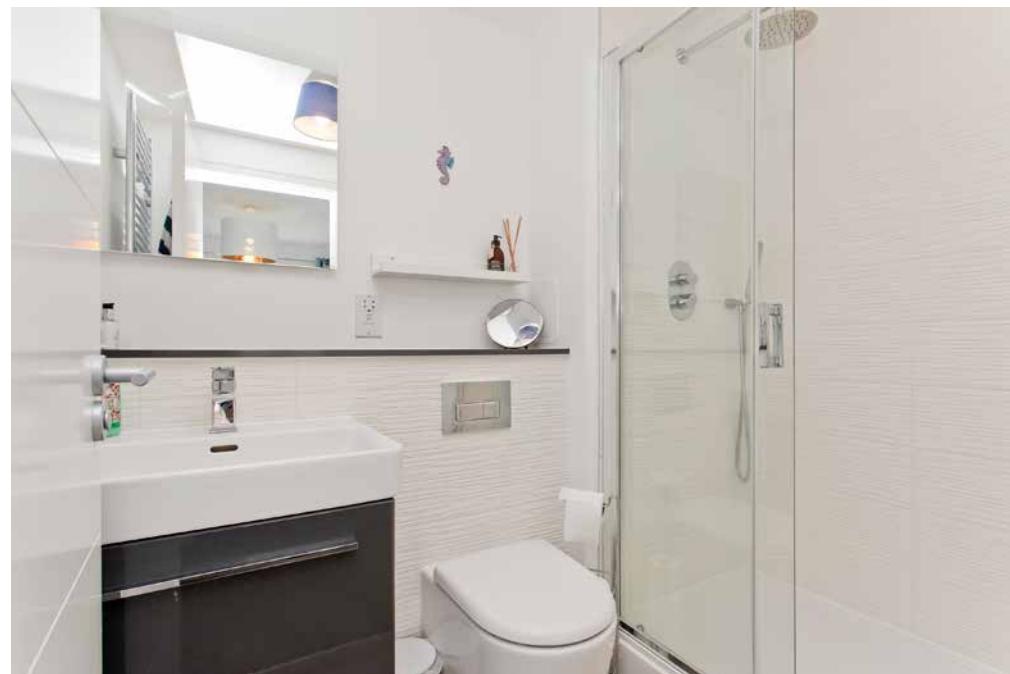
- Attractive, contemporary development in Gullane
- Immaculately presented ground-floor flat
- Secure entry system with camera
- Welcoming hall with built-in storage
- Open-plan breakfasting kitchen/living/dining room
- Two double bedrooms with built-in wardrobes
- One en-suite shower room
- Separate bathroom
- Access to shared garden
- Allocated parking space/private residents' parking
- EPC rating - B
- Council Tax Band - C







"THE FLAT IS PRESENTED IN A TRUE MOVE-IN CONDITION WITH NEUTRAL INTERIORS AND MODERN FIXTURES AND FITTINGS THROUGHOUT."

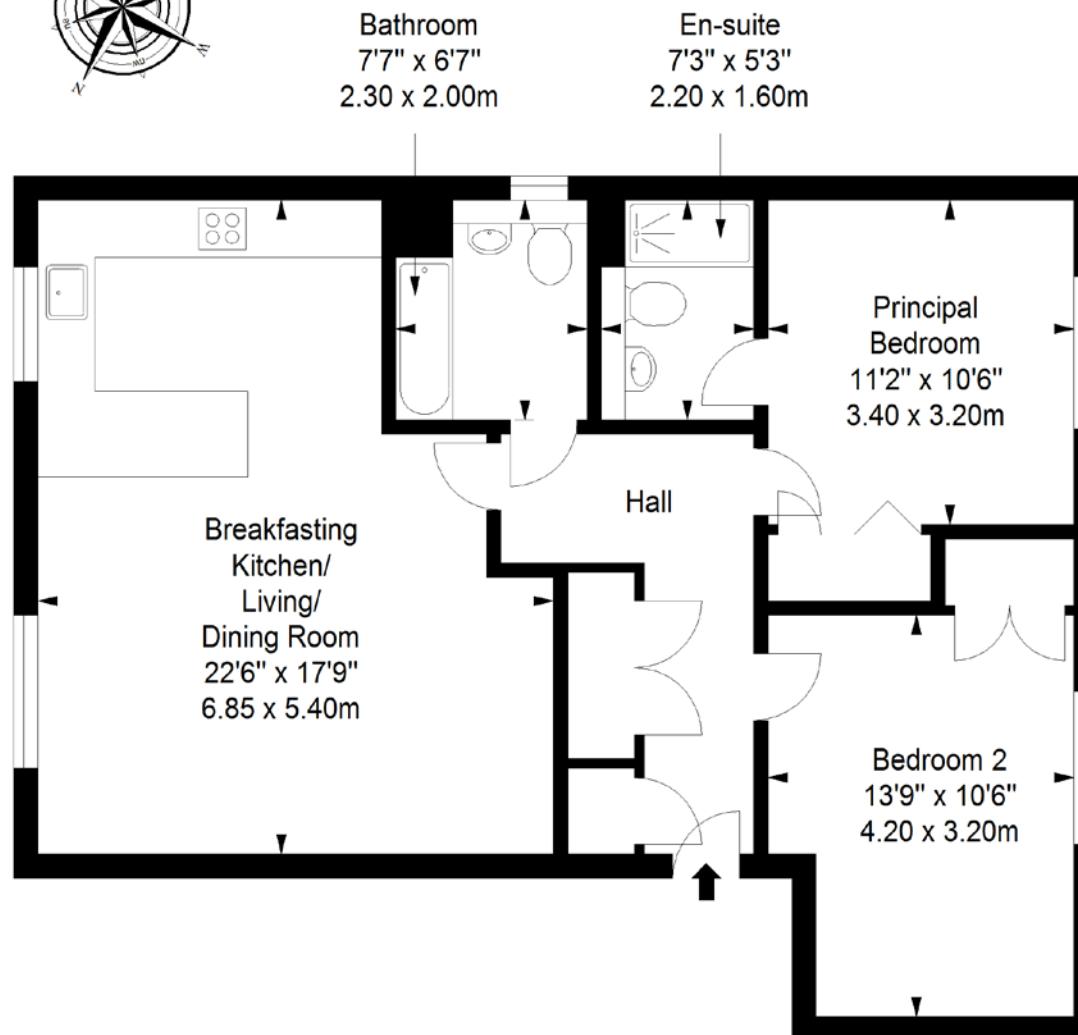
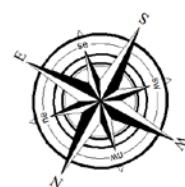




# FLOORPLAN

## Ground Floor

Approx. 78.9 sq. metres (849.3 sq. feet)



Total area: approx. 78.9 sq. metres (849.3 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366

## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021

## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481

## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000

## BORDERS

01890 880 008

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