



GILSON GRAY

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





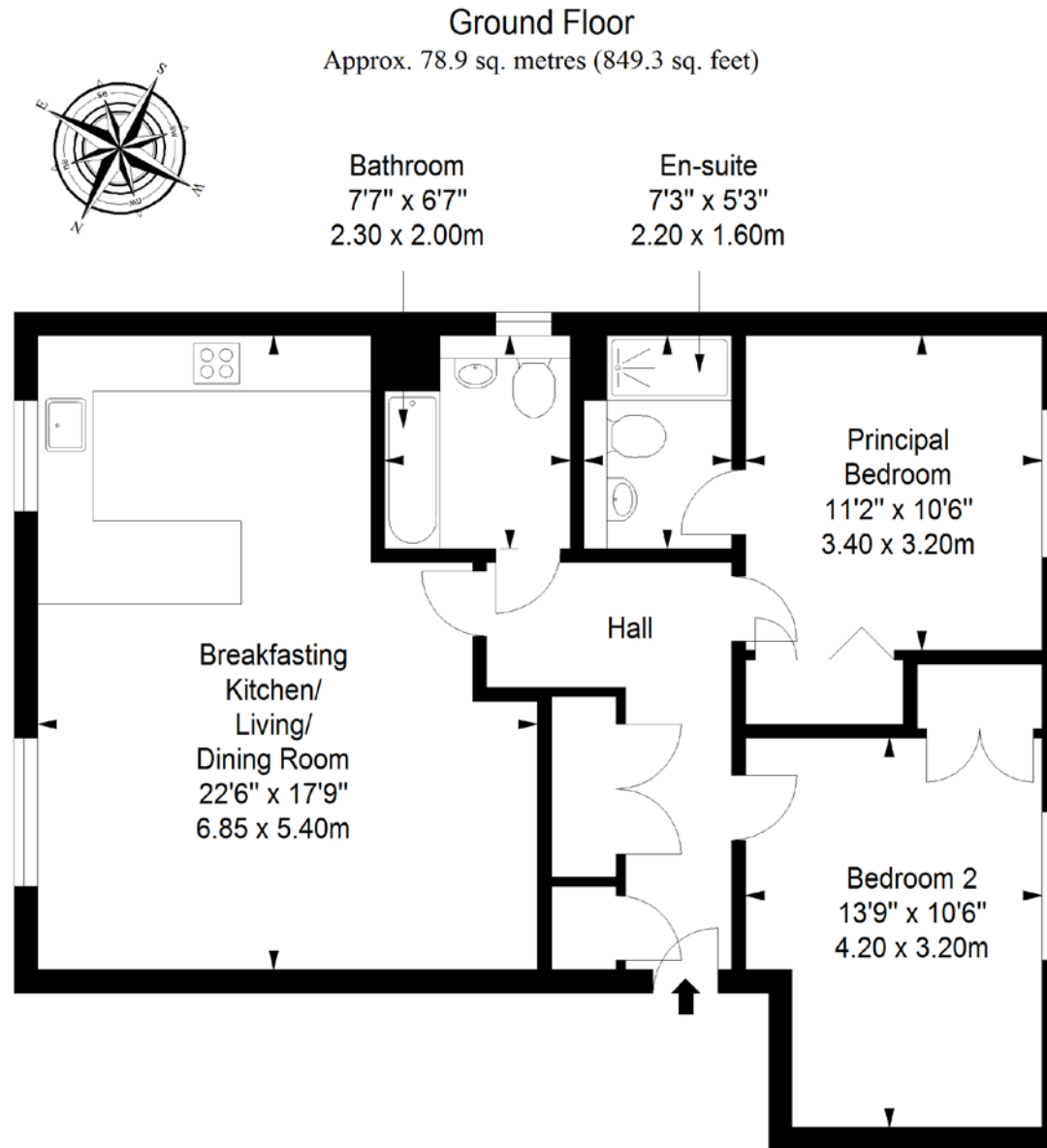


"THE FLAT IS PRESENTED IN
A TRUE MOVE-IN CONDITION
WITH NEUTRAL INTERIORS
AND MODERN FIXTURES AND
FITTINGS THROUGHOUT."





FLOORPLAN





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



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

rightmove Zoopla.co.uk OnTheMarket

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.