



GILSON GRAY

LAW • PROPERTY • FINANCE

5 COLLEGE WAY,
Gullane, East Lothian, EH31 2HY



Part of a family-friendly development, this modern five-bedroom townhouse is an exceptional residence, which offers an abundance of space and a relaxed coastal lifestyle in the sought-after town of Gullane. The southwest-facing home is set within easy reach of amenities, bus links, and a spectacular sandy beach, as well as East Lothian's picturesque countryside. It is decorated throughout to high standards, and is finished with a quality kitchen, bathroom, and en-suite. Furthermore, the exclusive home boasts private parking and a fully-enclosed rear garden with a landscaped design.

Extras: an Aga cooker and integrated kitchen appliances to be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

The home has a solar-powered electric car charger and the hot water can also be solar-powered.

FEATURES

- An outstanding townhouse
- Situated in highly sought-after Gullane
- Entrance vestibule with storage
- Central hall with storage and a WC
- Living room with Juliet balcony
- Stylish open-plan kitchen/dining room
- Utility room for discreet laundry
- Principal suite with wardrobes and Velux Cabrio balcony
- Three additional double bedrooms
- Versatile single bedroom/home office
- 4pc en-suite bathroom with shower cubicle
- Family bathroom with overhead shower
- Landscaped gardens to the front and rear
- Private driveway and integral garage
- Fitted with a solar-panelled roof
- EPC Rating B
- Council Tax Band F



LIFE IS BETTER
IN GULLANE





"AN EXCEPTIONAL FIVE-BEDROOM TOWNHOUSE IN SOUGHT-AFTER GULLANE, OFFERING LOTS OF SPACE AND A RELAXED COASTAL LIFESTYLE"





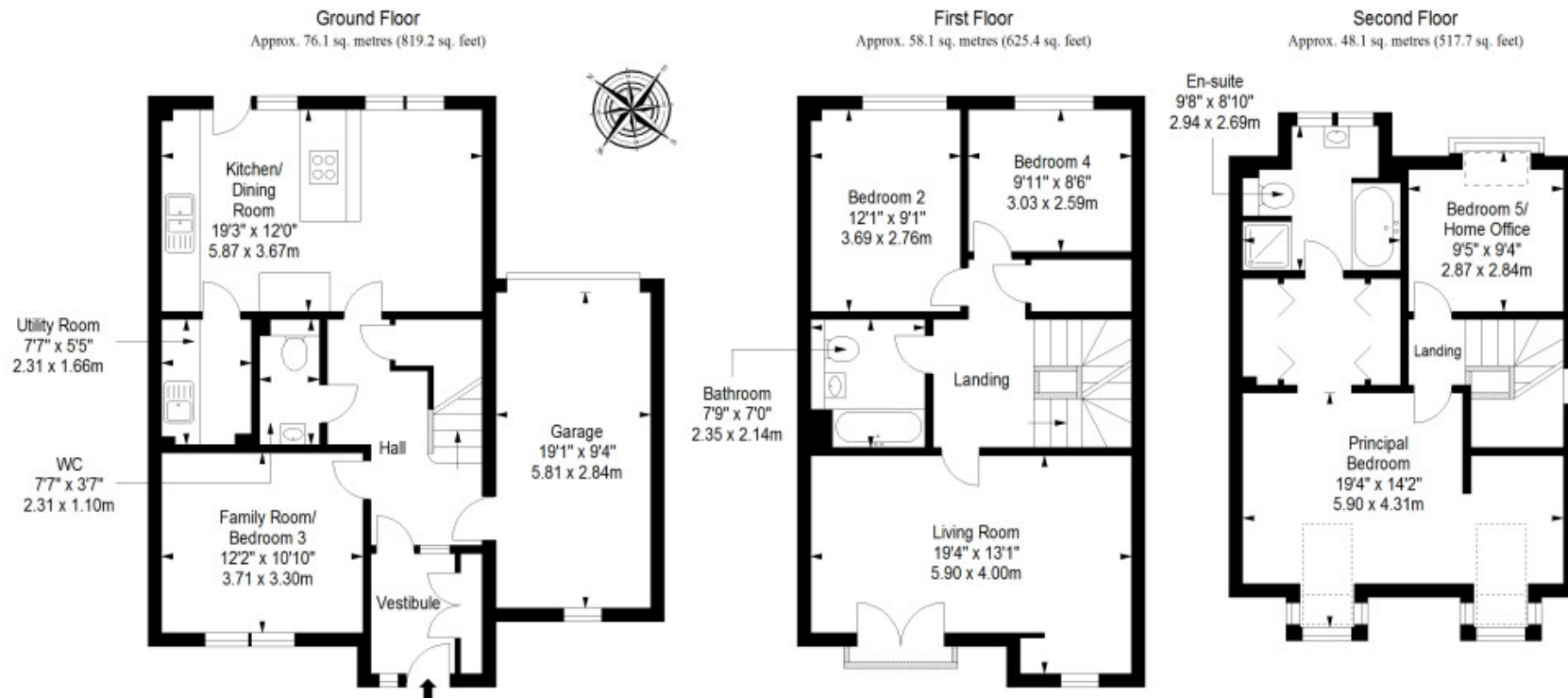
EPC RATING:

B

COUNCIL TAX BAND:

F

VIEWINGS: by appointment with Gilson Gray on 01620 893 481



Total area: approx. 182.3 sq. metres (1962.3 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
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GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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