



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**5/2 LAMMERVIEW TERRACE**

Gullane, East Lothian, EH31 2HB



Located in desirable Gullane, within a charming period terrace with views of the Lammermuir Hills and offering access to an attractive shared garden, this wonderfully airy first-floor flat enjoys two double bedrooms, a four-piece bathroom, a bay-fronted living room, and a stylish dining kitchen, all offset by subtle décor and characterful authentic features. The village of Gullane is well-served by everyday amenities and is famed for its beautiful sandy beach, which lies a short stroll from the property.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated appliances comprising an oven, microwave, fridge/freezer, wine fridge, and dishwasher are included in the sale.



## FEATURES

- Enviaible coastal village location
- Stylish interiors with period features
- Spacious first-floor flat with bright interiors and high ceilings
- Airy entrance hall with storage
- Bright and spacious living room with storage
- Sunny dining kitchen with Lammermuir Hills views and a utility room
- Two good-sized double bedrooms
- Bathroom with bath and separate shower
- Excellent storage throughout
- South-facing communal garden
- Unrestricted on-street parking
- Gas central heating and double glazing







"A SPACIOUS TWO-BEDROOM COASTAL HOME BRIMMING WITH PERIOD CHARACTER AND ENJOYING SYMPATHETIC MODERN DECOR."





EPC RATING:



COUNCIL TAX BAND:



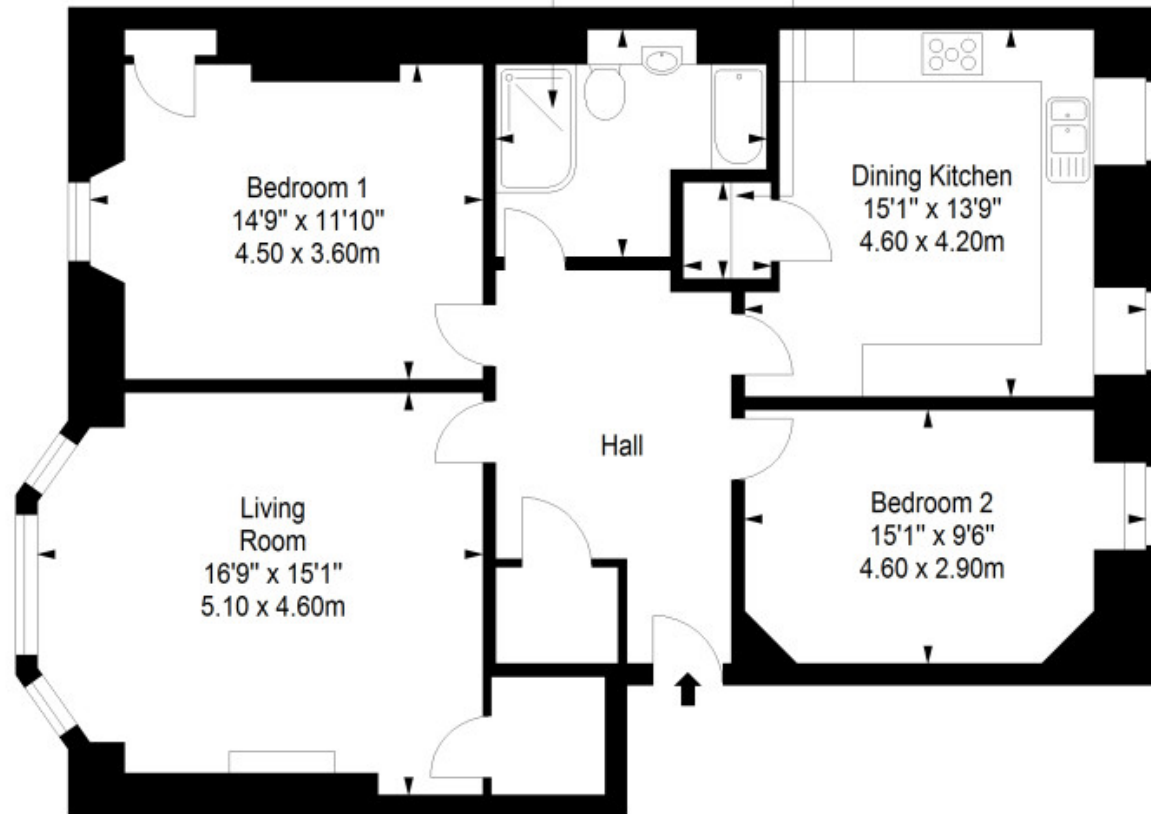
VIEWINGS: by appointment with Gilson Gray on 01620 893 481

### First Floor

Approx. 95.3 sq. metres (1025.8 sq. feet)

Bathroom  
10'2" x 8'6"  
3.10 x 2.60m

Utility Room  
3'7" x 3'7"  
1.10 x 1.10m



Total area: approx. 95.3 sq. metres (1025.8 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

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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