

COULTERS<sup>©</sup>

# GLENGYLE MIDDLESHOT ROAD

GULLANE, EAST LoTHIAN, EH31 2DG

 3 BED  1 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

Rarely available, bright and spacious three bedroom upper villa situated in the heart of highly desirable Gullane.

This well presented property offers flexible accommodation and benefits from a large South facing garden with two summer houses and is within walking distance of all local amenities and the local primary school.

## KEY FEATURES



Charming upper villa



Three bedrooms



Private South facing garden



Unrestricted on street parking



Within a short walk of all local amenities



Close to local primary school



The property comprises; sitting room with wood burning stove and bay window, dining room, kitchen, three bedrooms, a family bathroom and a large floored attic space. There is ample un-restricted on street parking.

#### Extras

All integrated appliances, light fittings and floor coverings.





## THE LOCAL AREA

Gullane is an idyllic, highly desirable coastal village situated less than 45 minutes East of Edinburgh. Its world renowned golf courses and stunning sandy beaches with breathtaking views make it a popular location for families and golfers alike.

There are a variety of local amenities including an optician, chemist, a Margiotta and Co-op, alongside a number of popular local restaurants and cafes.

Highly regarded schooling is available at Gullane Primary School and North Berwick High School. There is private schooling at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh. Edinburgh schooling options are easily accessed.

Regular train services from Drem and North Berwick take you into Edinburgh's city centre in less than thirty minutes and the city bypass is within easy reach.





MIDDLESHOT

GLENYLE

Glengyle,  
Middleshot Road,  
Gullane,  
East Lothian, EH31 2DG



Approx. Gross Internal Area  
1389 Sq Ft - 129.04 Sq M  
Attic  
Approx. Gross Internal Area  
398 Sq Ft - 36.97 Sq M  
Out Buildings  
Approx. Gross Internal Area  
248 Sq Ft - 23.04 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



## GET IN TOUCH



[www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)



0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.