

COULTERS[©]

15 HAMILTON ROAD

GULLANE, EH31 2HP

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Presented in excellent condition throughout with fresh decoration and floorcoverings, a stylish 2 bedroom semi detached bungalow situated in a sought after residential location close to amenities.

The large mature garden to the rear provides excellent privacy and there may be potential to extend subject to relevant consents. There is a front garden laid with gravel for ease of maintenance and a driveway to the side leading to a large timber shed.

Internally welcoming hallway, sitting room with large window, well planned kitchen with door to garden, modern shower room, double bedroom 1 to front and double bedroom 2 to the rear with a walk in storage area.


KEY FEATURES

 Charming 2 bedroom semi detached bungalow

 Two double bedrooms

 Large mature garden with good privacy

 Driveway and large timber shed

 Situated in a popular area in the heart of the village

 Walking distance to shops, restaurants & beach



Extras

All light fittings, fitted floorcoverings and kitchen appliances are included in the sale.



THE LOCAL AREA

Gullane is an idyllic, highly desirable coastal village situated less than 45 minutes East of Edinburgh. It's 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.

Coulters local tip: The Bonnie Badger's fully enclosed beer garden, offering freshly BBQ'd lobster and cocktails in the sun. The garden is a real suntrap offering the perfect escape on a breezy coastal day.

GET IN TOUCH



www.coultersproperty.co.uk



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East Lothian, EH31 2HP



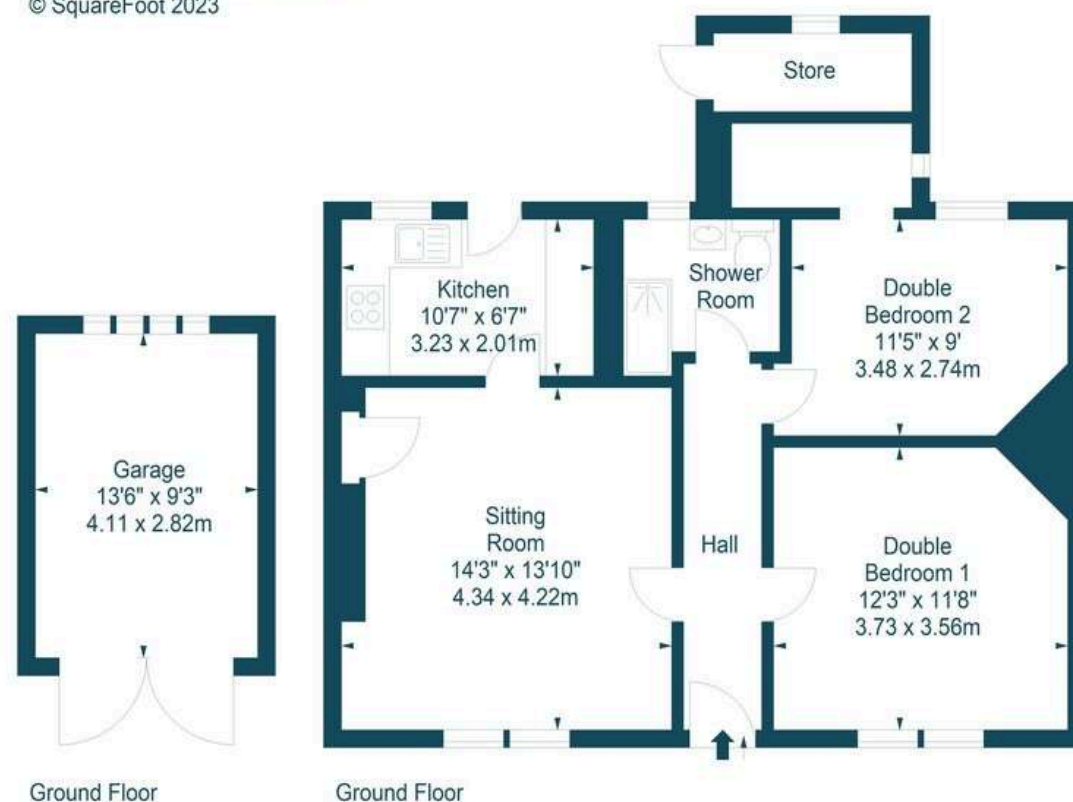
Approx. Gross Internal Area
703 Sq Ft - 65.31 Sq M
(Including Store)

Garage

Approx. Gross Internal Area
125 Sq Ft - 11.61 Sq M

For identification only. Not to scale.

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Ground Floor

Ground Floor

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.