




COULTERS<sup>©</sup>

# GRIZZLE COTTAGE, BROADGAIT

GULLANE, EH31 2DN

 3 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Rarely available opportunity to secure a terraced cottage in a sought after residential location within the popular village of Gullane.

The property is now in need of refurbishment throughout and provides a flexible layout.

## KEY FEATURES



Period terraced cottage in need of renovation



Three bedrooms plus study



Private garden to front and rear



Single garage



Sought after residential area in the village centre



Close to shops, restaurants and beaches





It comprises on the ground floor, entrance hall, sitting room, kitchen with access to the rear, double bedroom 1 and study/bedroom 4, and on the upper floor landing, two further double bedrooms and shower room.

There is a single garage in a block of three. There is a private garden to the front and rear with two stores also requiring upgrading.







## 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 breath-taking 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.

## EXTRAS

The appliances in the kitchen are included in the sale price together with the fitted floorcoverings, light fittings curtains and blinds.



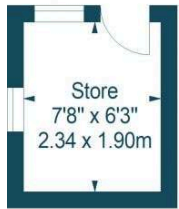




Grizzle Cottage,  
Broadgait,  
Gullane,  
East Lothian, EH31 2DN



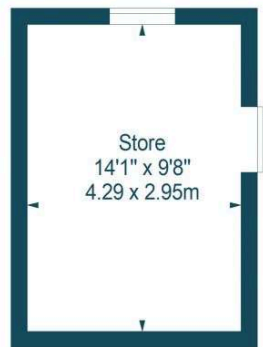
Approx. Gross Internal Area  
1098 Sq Ft - 102.00 Sq M  
Garage & Stores  
Approx. Gross Internal Area  
340 Sq Ft - 31.59 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



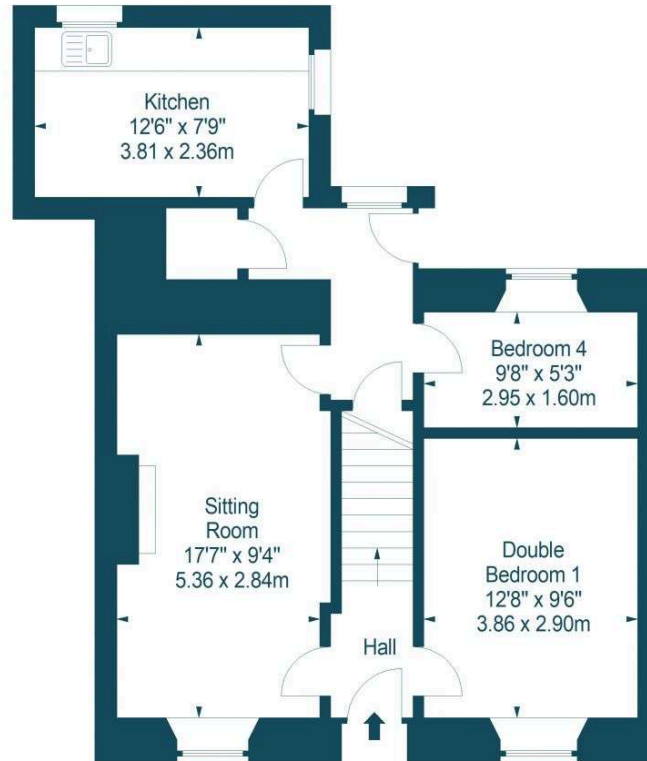
Ground Floor



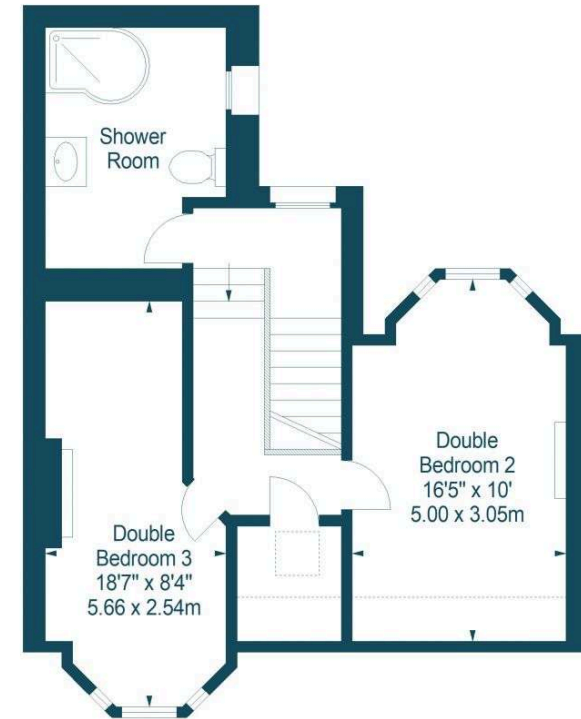
Ground Floor



Ground Floor



Ground Floor



First Floor

## GET IN TOUCH

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## 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.