

COULTERS[©]

9 MAULE TERRACE

GULLANE, EAST LoTHIAN, EH31 2DB

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A charming period main door upper flat situated in the very heart of Gullane.

The property is well presented throughout and benefits from an enclosed private garden to the rear with patio area, private store room and shared drying green.

KEY FEATURES



Traditional main door upper flat



Two bedrooms



Private enclosed garden to the rear



Nearby on street parking



Centrally located in desirable Gullane



Within a short walk of all local amenities





The accommodation comprises; a spacious living room with gas fire and bay window with open outlook, large dining room which leads to a galley kitchen, two bedrooms and a shower room.

There is an additional external store which is shared with the property below.



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 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.

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

All integrated fixtures and fittings, light fittings and floor coverings included in the sale.





Maule Terrace,
Gullane,
East Lothian, EH31 2DB



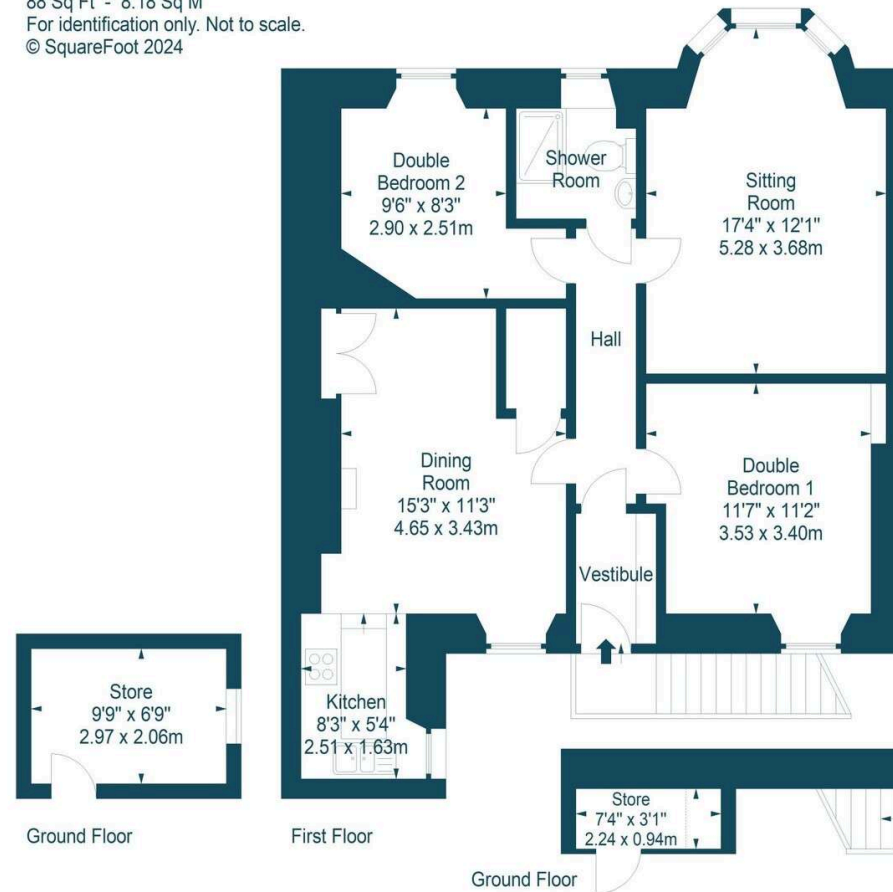
Approx. Gross Internal Area
790 Sq Ft - 73.39 Sq M

Stores

Approx. Gross Internal Area
88 Sq Ft - 8.18 Sq M

For identification only. Not to scale.

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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.