

COULTERS®



# 1 LAMMERVERIEW TERRACE

GULLANE, EAST LOTHIAN, EH31 2HB

3 BED

1 BATH

1 PUBLIC



COULTERS®

## TAKE A LOOK INSIDE

Charming and spacious 3 bedroom ground floor apartment. This period home benefits from high ceilings, original features, an open outlook to the rear and a private garden to the front.

The main door access and flexible layout will add to the appeal of this well presented property. Suitable as a permanent or second home.

To the rear is a well maintained shared garden and there is unrestricted parking close by.

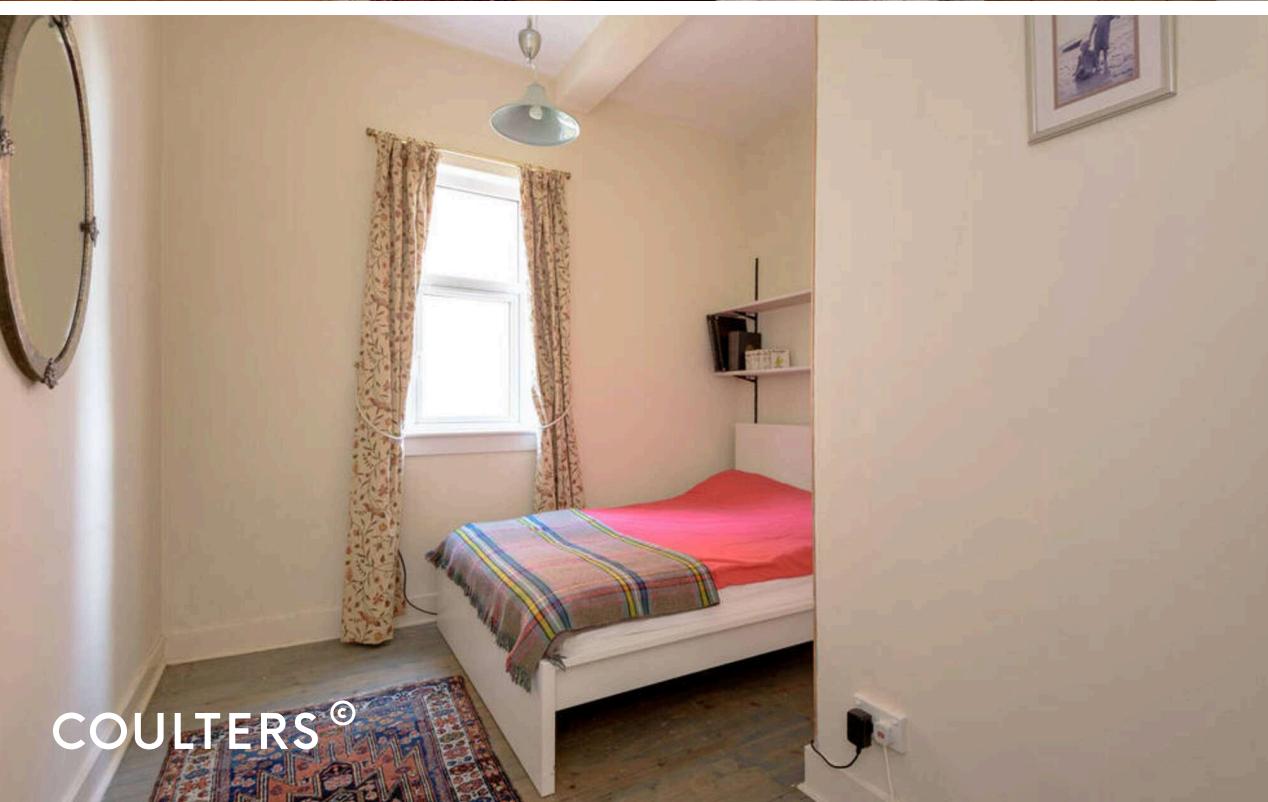
## KEY FEATURES

- Charming & spacious period main door ground floor apartment
- Three double bedrooms
- Private front garden and shared garden to rear
- Unrestricted on street parking
- Flexible and appealing layout
- Close to shops, restaurants and beaches



The property is ideally situated for the superb amenities that Gullane has to offer including a Margiotta supermarket, a Co-op, popular independent cafes and restaurants, along with the wonderful beaches and golf courses.

The generous apartment, which benefits from its own entrance comprises; Entrance vestibule; impressive hallway with excellent storage; sitting room to the front with a large bay window and original fireplace providing an attractive focal point; kitchen/breakfast room with an excellent selection of fitted units and open outlook to the Lammermuir Hills; three double bedrooms, which provide for a flexible layout and a bathroom. Heating and hot water are provided by a gas central heating system and the property is single glazed.



## 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 a GP surgery, an optician, chemist, a Margiotta/Waitrose and Co-op, alongside a number of popular local restaurants and cafes and golf courses within walking distance.

Regular train services from Drem and North Berwick take you into Edinburgh's city centre in less than thirty minutes and there is also regular bus services that run from North Berwick into the city centre via Gullane.

## EXTRAS

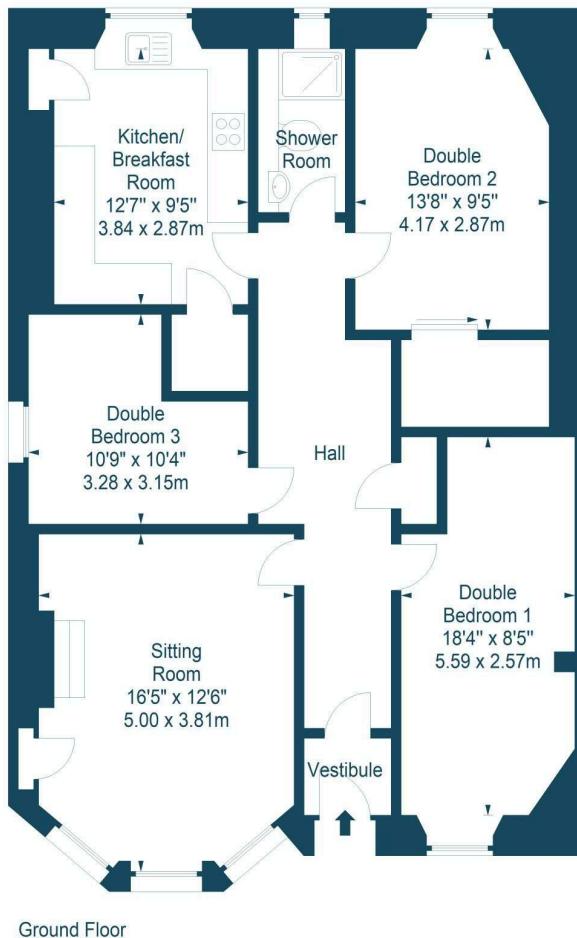
All fitted floor coverings, blinds and light fittings are included in the sale price as are the kitchen appliances.



Lammerview Terrace,  
Gullane,  
East Lothian, EH31 2HB



Approx. Gross Internal Area  
1001 Sq Ft - 92.99 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.