


COULTERS[©]



27 COLLEGE WAY

GULLANE, EAST LoTHIAN, EH31 2BY

 3 BED

 2 BATH

 3 PUBLIC



TAKE A LOOK INSIDE

A beautifully presented, rarely available three bedroom mews style house situated within a modern development in highly sought after Gullane. This immaculate property benefits from a private South facing garden with shed, car port with electric car charging point and solar panels.

With easy access to local amenities and a number of world renowned golf courses. It would make a fantastic home for downsizers and investors.

KEY FEATURES



Beautifully presented mews style house



Three generous double bedrooms



Sunny South facing garden



Car port with electric charging point



Located within desirable Gullane



Within a short walk of local amenities





The property is well presented throughout with high quality finishes, and a spacious layout. On the ground level there is an entrance vestibule and welcoming hallway, WC and garden room with direct access to the rear garden.

The stairs lead to an open sitting room on the first floor, large dining kitchen with double eye level oven and five ring induction hob and separate utility cupboard. The principal bedroom has an en suite shower room and walk in wardrobe. There are two further double bedrooms with fitted wardrobes and a roomy bathroom with three piece suite and separate shower. The property is fitted with high quality fitted blinds throughout.





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, and with world renowned golf courses on your doorstep this property is ideally situated.

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 appliances, fixtures and fittings included in the sale. Free standing washing machine excluded.

The factor is Ross & Liddell and the annual factoring costs are approximately £160.

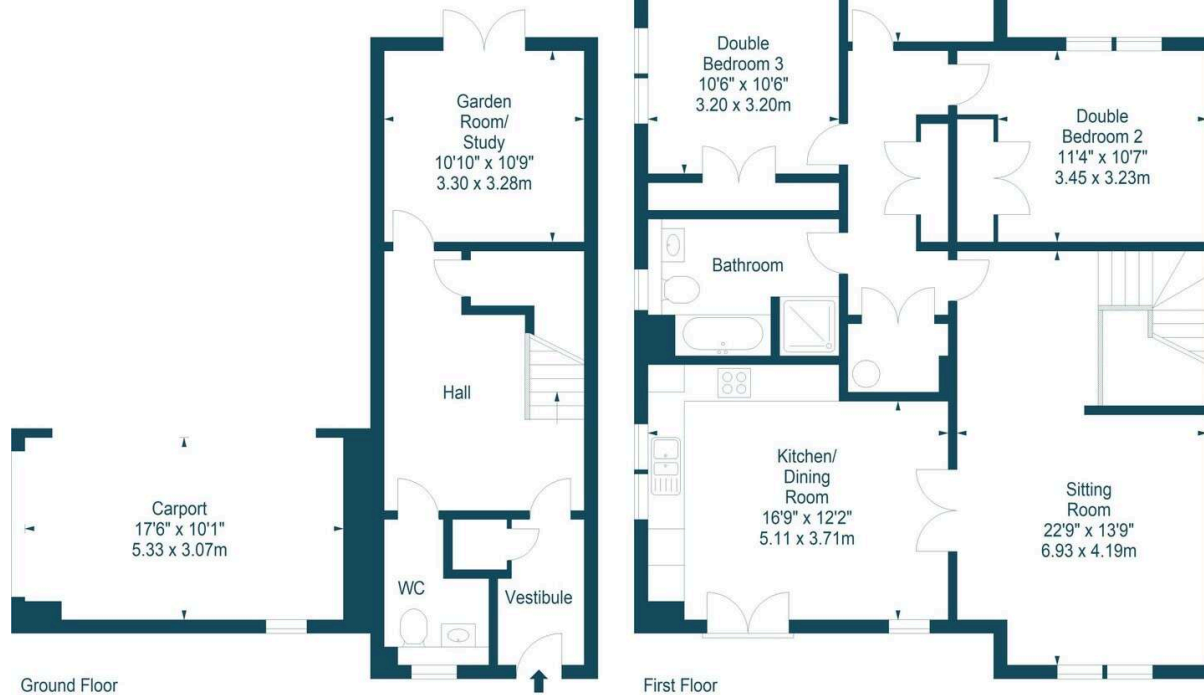


College Way,
Gullane,
East Lothian, EH31 2BY



Approx. Gross Internal Area
1716 Sq Ft - 159.42 Sq M
Carport

Approx. Gross Internal Area
173 Sq Ft - 16.07 Sq M
For identification only. Not to scale.
© SquareFoot 2024



GET IN TOUCH



www.coultersproperty.co.uk



01620 671 837



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.