





Set within a leafy sheltered housing community, with a peaceful off-road position, manicured gardens, and residents' parking, this modern detached bungalow is desirably situated in the small seaside town of Gullane, within walking distance of main street shops and regular bus services to the capital that take approximately one hour. The home's airy neutral interiors feature two bedrooms with fitted mirrored wardrobes, a modern shower room, and a south-facing reception room leading to a tasteful kitchen with rear garden access. There is the reassurance of an alarm system and a Housing Manager available five days a week. Extras: All fitted floor, window coverings, light fittings and white goods will be included in the sale.



FEATURES

- Highly sought-after coastal address
- Well-maintained sheltered housing, factor by Hanover Scotland
- Modern semi-detached bungalow with tasteful décor
- Entrance hall with storage
- South-facing living/dining room with kitchen access
- Attractive kitchen with a clothes pulley and garden access
- Two bedrooms with fitted storage (one double, one single)
- Shower room with easy access enclosure
- Alarm pulls in all rooms
- Immaculate lawned gardens to the front and rear
- Residents' unrestricted parking
- Electric heating and double-glazing



"CHARMING GULLANE
IS FAMED FOR ITS
RENOWNED GOLF
COURSES AND
BEAUTIFUL
SANDY BEACH."



EPC RATING:

E

COUNCIL TAX BAND:

E

VIEWINGS

By appointment with Gilson Gray on 01620 893 481



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481

DUNDEE

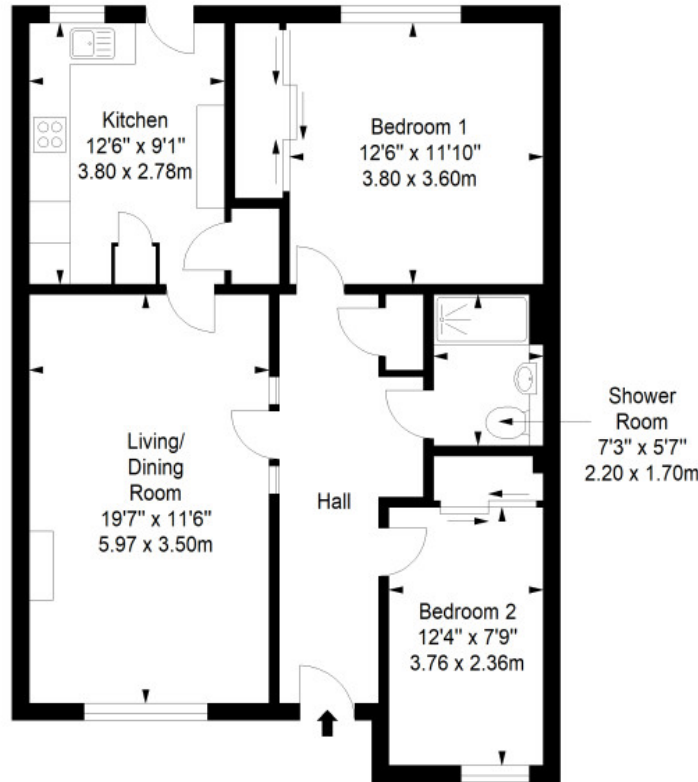
2 West Marketgait
DD1 1QN
01382 201 000

BORDERS

01890 880 008



Ground Floor
Approx. 76.3 sq. metres (821.3 sq. feet)



Total area: approx. 76.3 sq. metres (821.3 sq. feet)

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