

COULTERS®

9 VARDON ROAD

GULLANE, EH31 2ED

 4 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

A spacious and rarely available detached 4 bedroom house with a generous and appealing layout, with vaulted ceilings and an open outlook, situated in a sought after cul de sac in the popular village of Gullane.

The property is within walking distance of the beach, amenities and the local primary school.

There is an open outlook to the front with an area of garden, driveway and access to the single garage, to the rear a charming mature South facing garden provides excellent privacy with planted borders, an area of lawn and sheltered patio, there is a useful shed and a garden studio with power and light.

The property benefits from gas central heating and is double glazed throughout.

KEY FEATURES



Generous detached home with appealing layout



South facing garden with excellent privacy



Sought after location close to beach



EPC Rating - E



4 bedrooms



Driveway and single garage



Excellent local amenities nearby



Council Tax Band - F



The property comprises: entrance porch with fitted bench; welcoming hallway with stair to the upper floor; spacious sitting room with vaulted ceiling, dining area, and fireplace inset with a gas fire; galley kitchen with a selection of fitted units; conservatory currently used as a dining room with direct access to the garden; two double bedrooms, single bedroom and modern family bathroom with separate shower.

On the first floor there is a delightful additional living space which could be used in a variety of ways with a double aspect and large glazed windows to the front overlooking an open communal grassed area; double bedroom 4 and an ensuite shower completes the accommodation.





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 walkers 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 window coverings, light fittings, (with the exception of the suspended LED baton lights in the upstairs living space) fitted flooring and integrated appliances are included in the sale. The summer house and shed are also included. The shelving in the garage is specifically excluded from the sale.

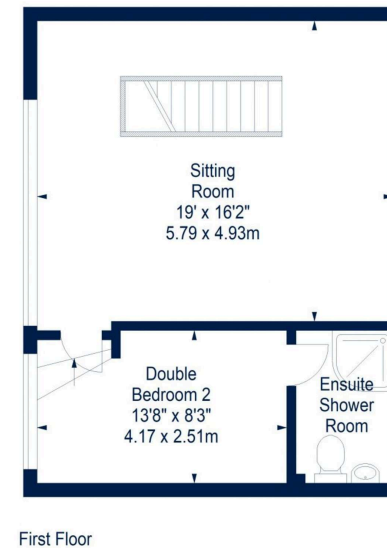
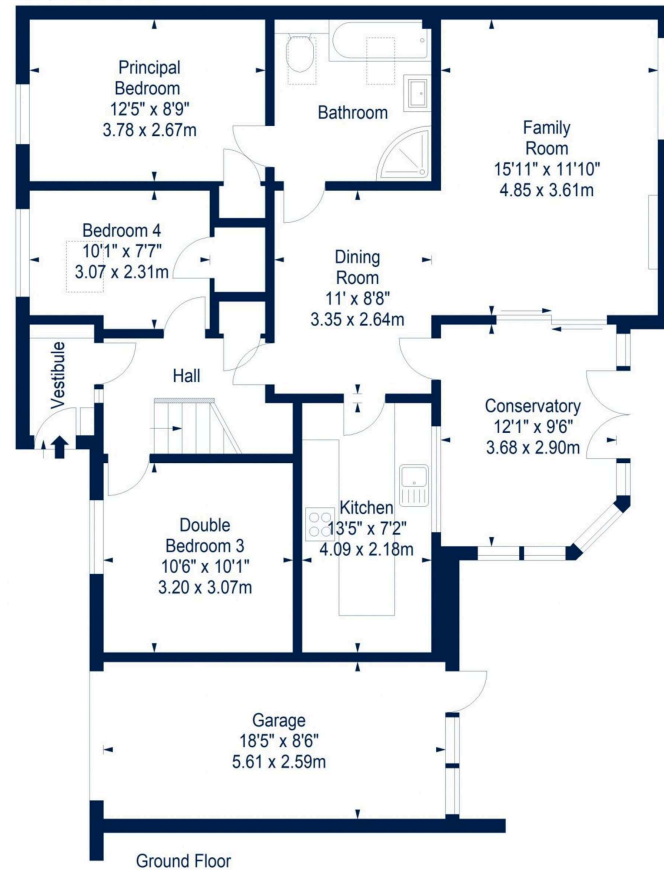




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Gullane, EH31 2ED



Approx. Gross Internal Area
1663 Sq Ft - 154.49 Sq M
(Including Garage)
For identification only. Not to scale.
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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.