



## FLAT 3, WAVERLEY SOUTH

East Links Road, Gullane, East Lothian, EH31 2AF



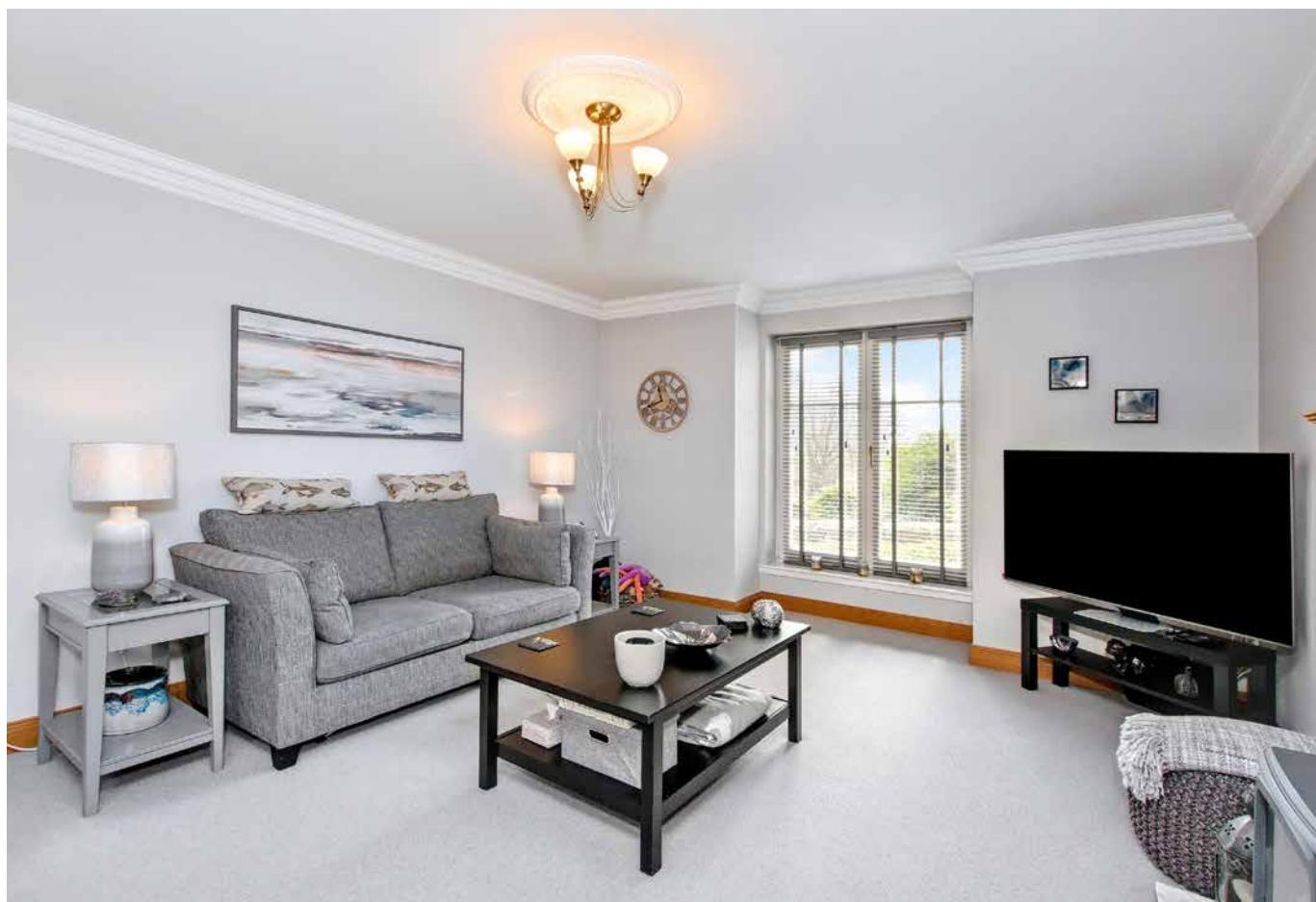


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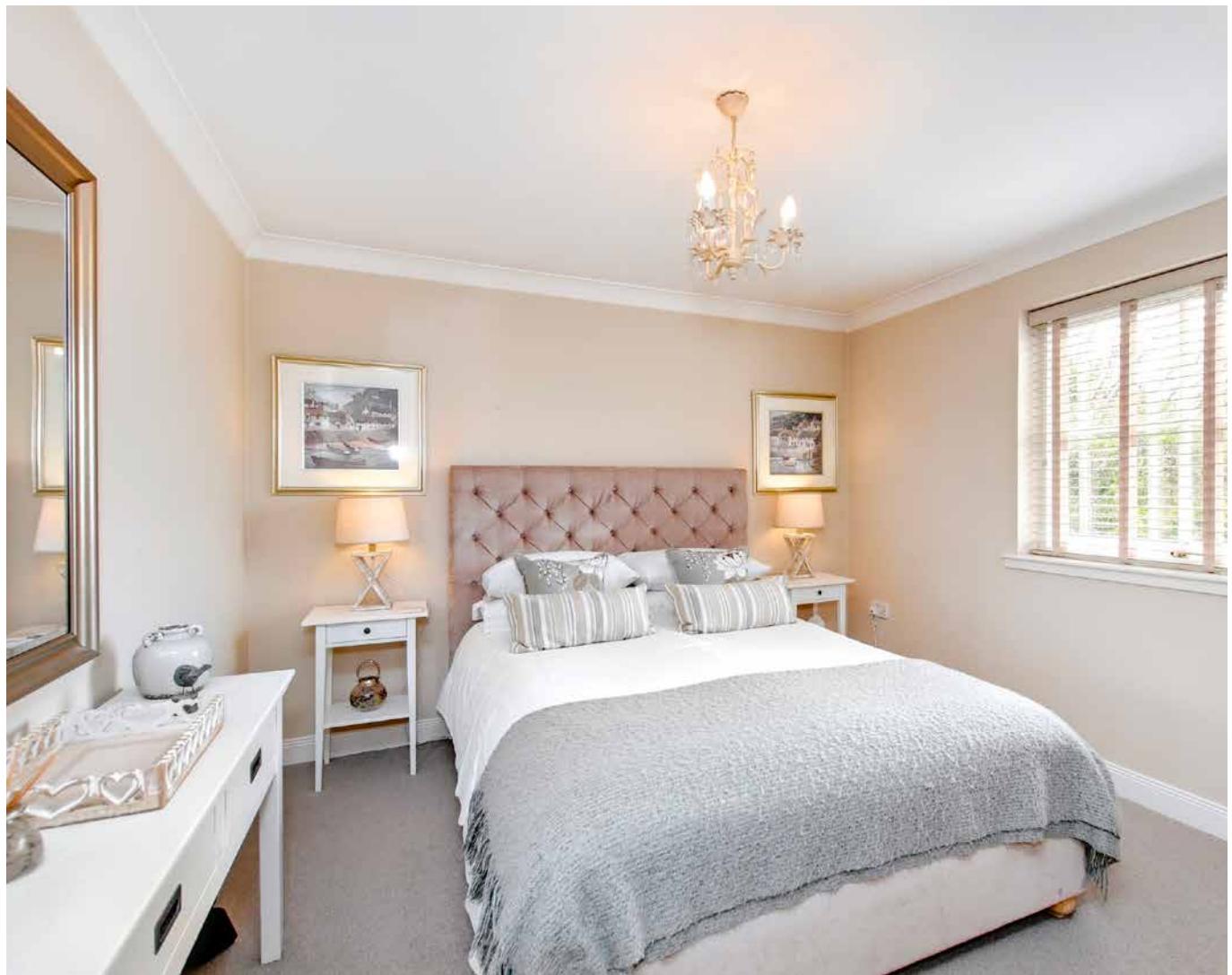
**F**orming part of an attractive development in sought-after Gullane, this ground-floor apartment offers generous accommodation, including a spacious living room, a dining kitchen, two double bedrooms, an en-suite shower room, an en-suite bathroom, and a separate WC. The apartment is beautifully presented with modern fixtures and fittings and neutral décor throughout, and the development is accompanied by communal gardens and allocated parking, in addition to visitors' parking.

Gullane is home to excellent amenities, such as an eclectic range of shops, restaurants, and cafés, other everyday essential services, sports clubs, a number of well-regarded golf courses, transport links connecting across the county and further afield, and beautiful open spaces, including the beach.

Factor: There is a factoring agreement in place with Trinity Factors. The cost for this year was around £1,475.







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EPC  
RATING

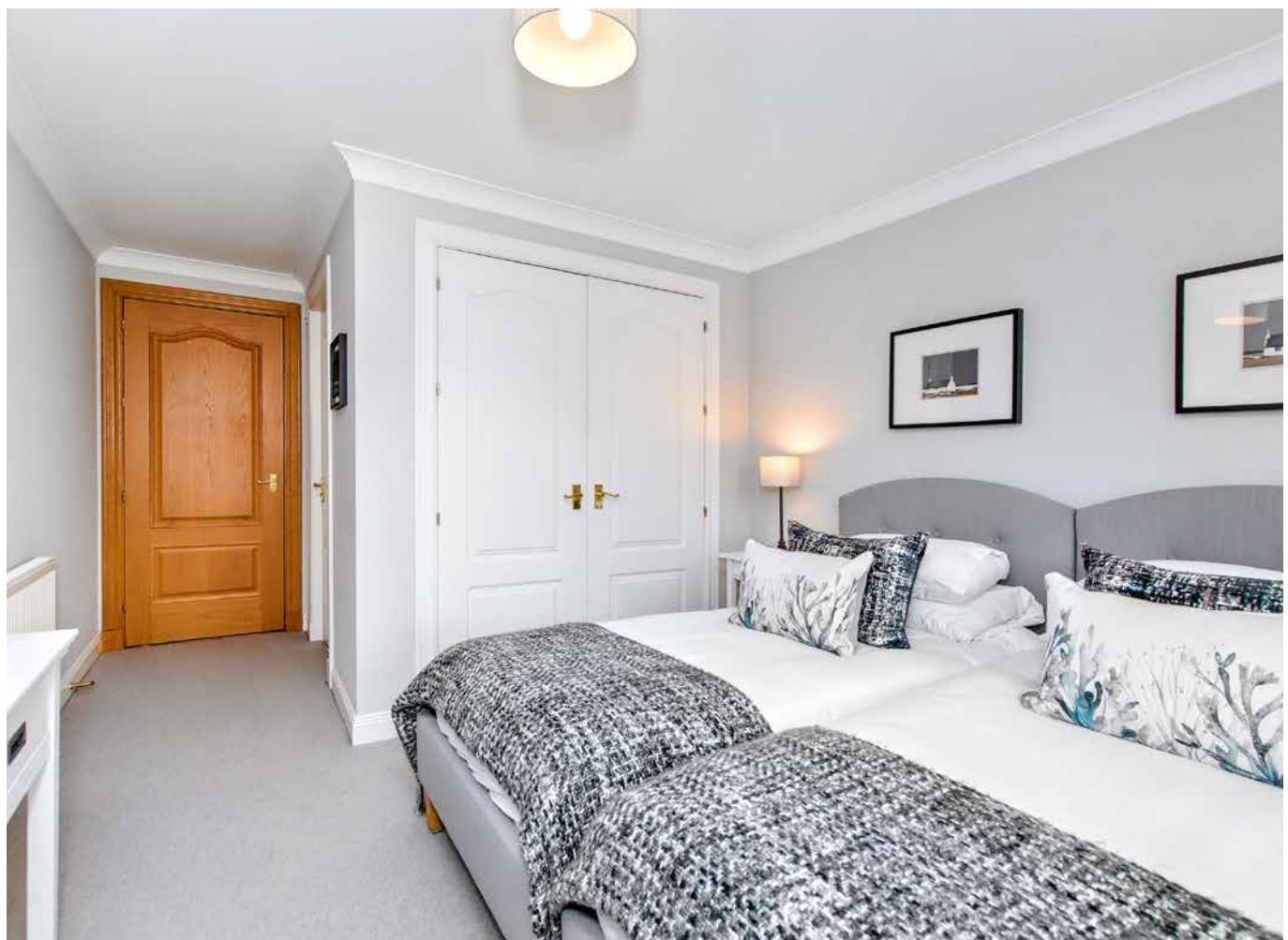
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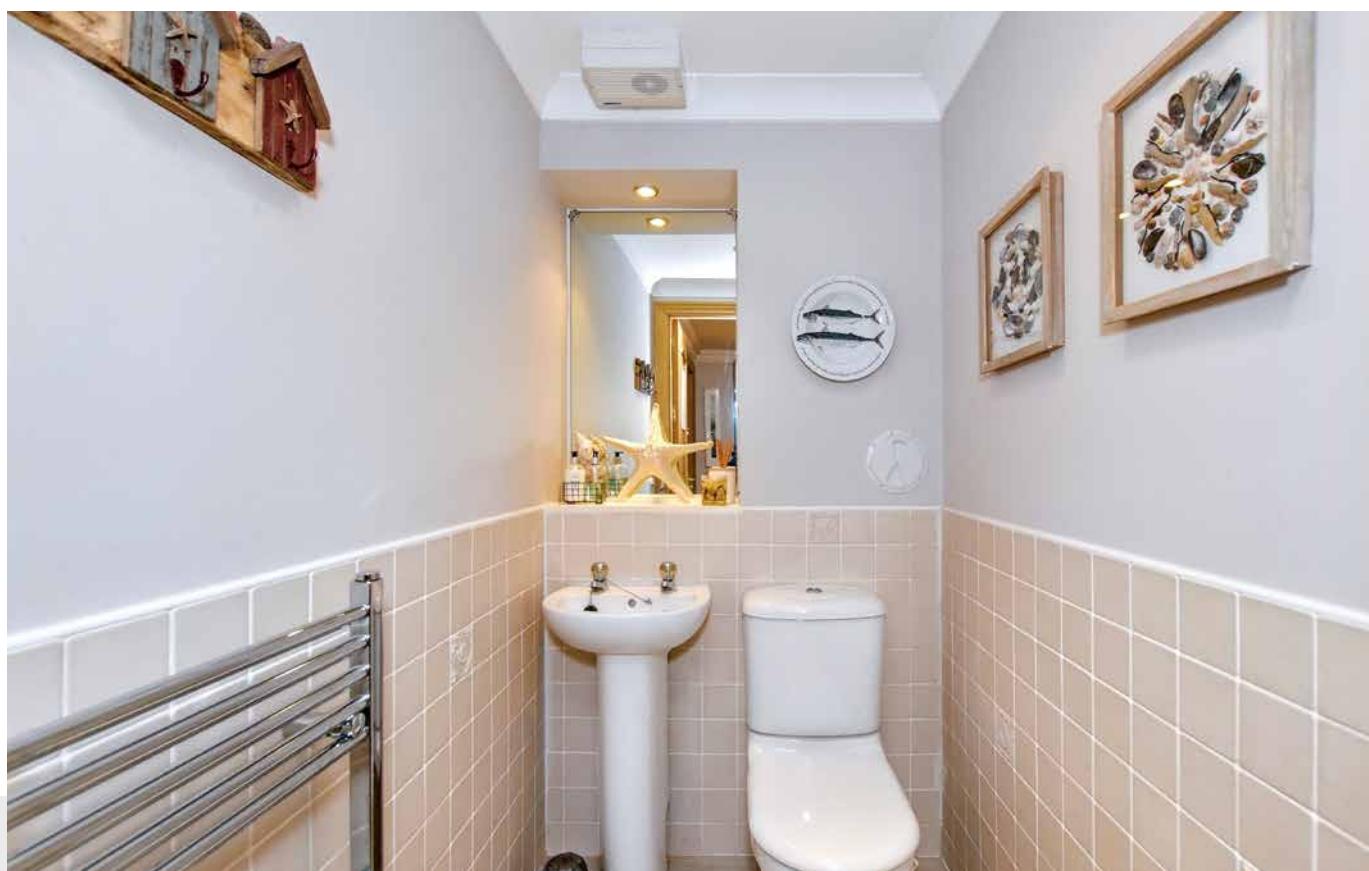
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Ground-floor apartment in Gullane
- Beautifully presented, modern interiors
- Secure shared entrance (with a video entry system)
- Entrance vestibule and hall with storage and WC
- Southeast-facing living room
- Stylishly appointed dining kitchen
- Two double bedrooms (both with built-in wardrobes)
- One en-suite shower room
- One en-suite bathroom
- Well-maintained communal gardens
- Allocated parking space and visitors' parking
- High-speed fibre broadband connectivity





Extras: Integrated kitchen appliances comprising an oven, an induction hob, extractor hood, a fridge, a freezer, a washer/dryer and a dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

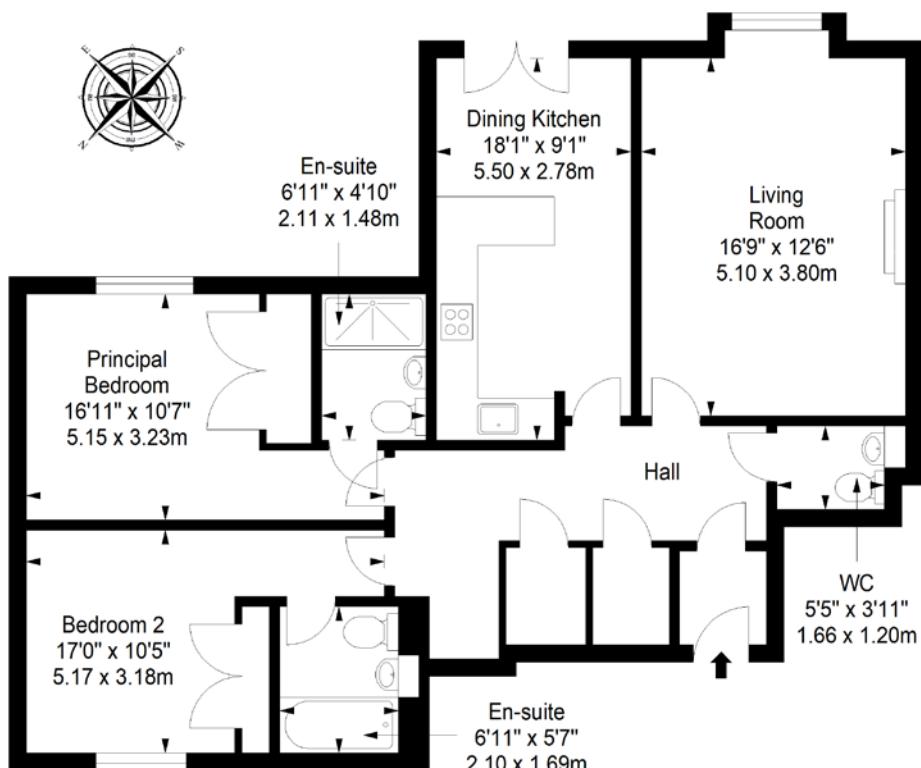


# GULLANE, EAST LOTHIAN

Gullane is a sought-after and charming historic village, situated on the breath-taking East Lothian coast and within easy reach of Edinburgh city centre. The stretch of coastline at Gullane, is a haven for birdlife; walks through the dunes offer exhilarating views across the Firth of Forth to Fife. Within the village's bustling main street, there are good local shops catering for everyday requirements as well as independent shops, art galleries, coffee shops, and award-winning restaurants. The vibrant town of North Berwick (5 miles away) and the historic market town of Haddington (7.5 miles away) have a wider range of independent retailers and supermarkets. The surrounding area offers a host of opportunities for the outdoor enthusiast, including sailing clubs, tennis clubs, golfing and horse riding facilities. Gullane is known as one of the best areas for golfing and boasts Gullane No. 1, widely regarded as one of the finest courses in Scotland. Gullane Primary School is nearby, while secondary schooling can be found at highly-regarded North Berwick High school. The proximity of Drem Railway Station, which has regular services to Edinburgh Waverley, makes the area a highly desirable location for those commuting by train, while the nearby A1 will take you to Edinburgh by car in around 30 minutes.

## Ground Floor

Approx. 92.3 sq. metres (993.5 sq. feet)



Total area: approx. 92.3 sq. metres (993.5 sq. feet)

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