



6C STANLEY ROAD
GULLANE, EAST LOTHIAN, EH31 2AD



1



1



F
EPC
RATING



COUNCIL
TAX BAND
B



Offering an ideally proportioned coastal home for first-time buyers, professionals, couples, and rental investors alike, this second/top-floor flat forms part of a traditional building in the heart of Gullane, offering an open-plan kitchen and living room, a double bedroom, and a bathroom, plus access to a shared garden and unrestricted on-street parking. The flat is beautifully presented with modern fixtures and fittings and neutral décor, and it benefits from amenities on the doorstep and within easy reach, with the beach just a short stroll away.

The flat's front door is approached via a shared entrance and stairwell, and you are welcomed inside by a hallway with a built-in storage cupboard, flowing freely through to the open-plan kitchen and living room. In the kitchen, attractive wood-style wall and base cabinets are accompanied by spacious worktops and white metro-tiled splashbacks, with integrated appliances comprising an oven, hob, extractor hood, fridge, and freezer. An undercounter dishwasher is also included, and space and plumbing are provided for a washing machine. The kitchen also features a breakfast bar, perfect for morning coffee and casual meals. The adjoining living room provides space for lounge furniture, and it is illuminated by twin south-facing windows flooding the space with sunny natural light and framing views of the distant hills.

FEATURES

- Traditional second/top-floor flat in Gullane
- Well-presented, modern interiors
- Shared entrance and stairwell
- Entrance hall with storage cupboard
- Open-plan breakfasting kitchen and south-facing living room
- South-facing double bedroom
- Stylish bathroom with shower-over-bath
- Access to a shared garden
- Unrestricted on-street parking
- Gas central heating





The flat's well-proportioned double bedroom enjoys the same sunny aspect and views as the living room, and enjoys pared-back neutral décor enhanced by warm wood-style flooring. Finally, a stylish bathroom completes the accommodation on offer, comprising a rolltop bath with an overhead shower and a glazed screen, a pedestal basin, a WC, and a towel radiator, all enveloped by attractive wall and floor tiles. The flat is kept warm by a gas central heating system.

Externally, the home enjoys access to a large, predominantly lawned shared garden, whilst unrestricted on-street parking can be found on Stanley Road.

Extras: All window coverings, light fittings, integrated kitchen appliances, and dishwasher will be included in the sale. Some furniture may be available by separate negotiation.







Gullane

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.





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

éspc

HOUSE SALES

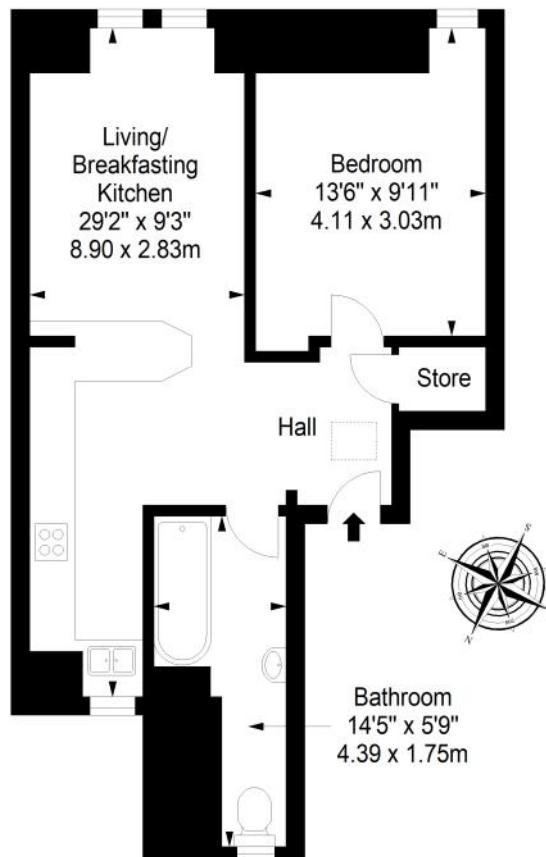
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Second Floor

Approx. 44.6 sq. metres (480.1 sq. feet)



Total area: approx. 44.6 sq. metres (480.1 sq. feet)