



10 LAMMERVIEW TERRACE

Gullane, East Lothian, EH31 2HB


1
Public Room


3
Bedrooms


1
Bathroom

10

LAMMERVIEW TERRACE

Situated in the heart of Gullane, this three-bedroom double-upper flat is on the first and second floors of an established building which has a highly convenient location close to all the coastal town offers. The open countryside is easily accessible and the town's stunning golden beach is a mere 15-minute stroll away. The home itself is beautifully presented throughout to modern standards too, offering bright and spacious rooms. It has a new kitchen fitted in 2022, a new boiler in 2020, a three-piece bathroom, and the rare feature of a private roof terrace boasting impressive views.

Accessed via a shared entrance and stairwell, the home's front door opens into a welcoming hall with understairs storage. The living room is on the left. Here, a bold accent wall stands out against a neutral backdrop, framing a shelved display unit and a working open fireplace. The room is well proportioned for lounge furniture and it is brightly illuminated by a generous array of windows. Meanwhile, the dining kitchen has an excellent range of base cabinets in white, alongside complementary worktops and wall-mounted cabinets in a wood-toned finish. Paired with a striking blue backdrop, it is an evocative aesthetic that offers style and practicality. It comes with a selection of appliances and a charming nook with built-in seating. Upstairs, the three double bedrooms all enjoy crisp neutral décor for a bright and airy ambience, as well as soft carpets (two of which are brand new). The principal bedroom also features generous built-in wardrobe storage, whilst the second bedroom has a shelved recess and a working open fireplace. The third bedroom provides the versatility to be used as an office, if needed. A modern three-piece bathroom, with a double-ended bath and overhead shower, completes the accommodation.

Externally, there is a private roof terrace (which is accessed via a staircase from the second-floor landing). This sunny space is a unique addition to the home, providing a delightful area for summer socialising, complete with far-reaching rooftop views all the way to North Berwick Law. The home also benefits from a communal garden that is laid to lawn.



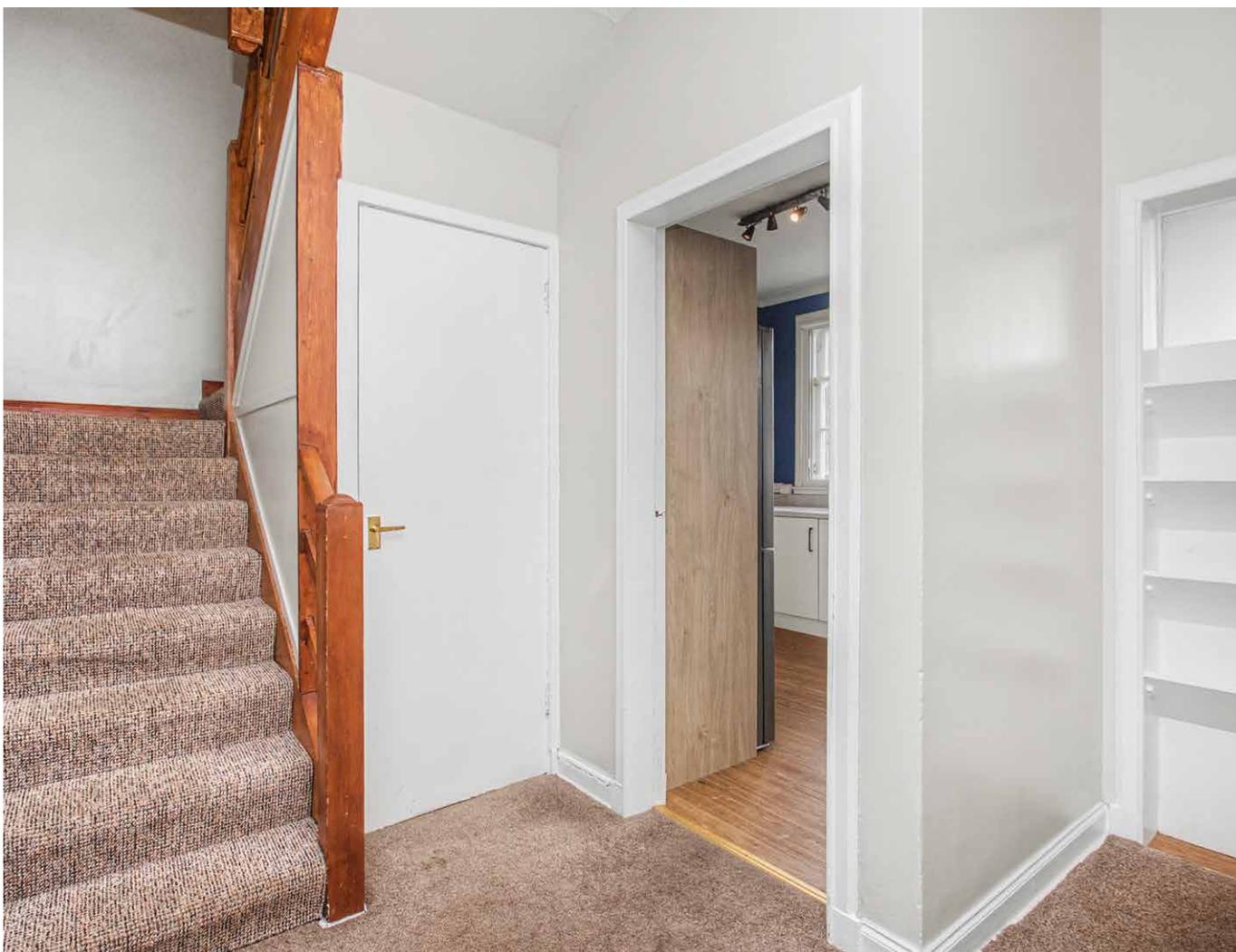
D
EPC
RATING

D
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
01620 893 481

Features

- A bright and spacious double-upper flat
- Situated on the first and second floors
- Highly convenient location in coastal Gullane
- A short walk from the town's stunning beach
- Attractive interior design throughout
- Welcoming hall with understairs storage
- Living room with a working open fireplace
- New dining kitchen fitted in 2022
- Three bright and airy double bedrooms
- Modern bathroom with overhead shower
- Private roof terrace with far-reaching views
- Communal garden that is laid to lawn
- Unrestricted on-street parking



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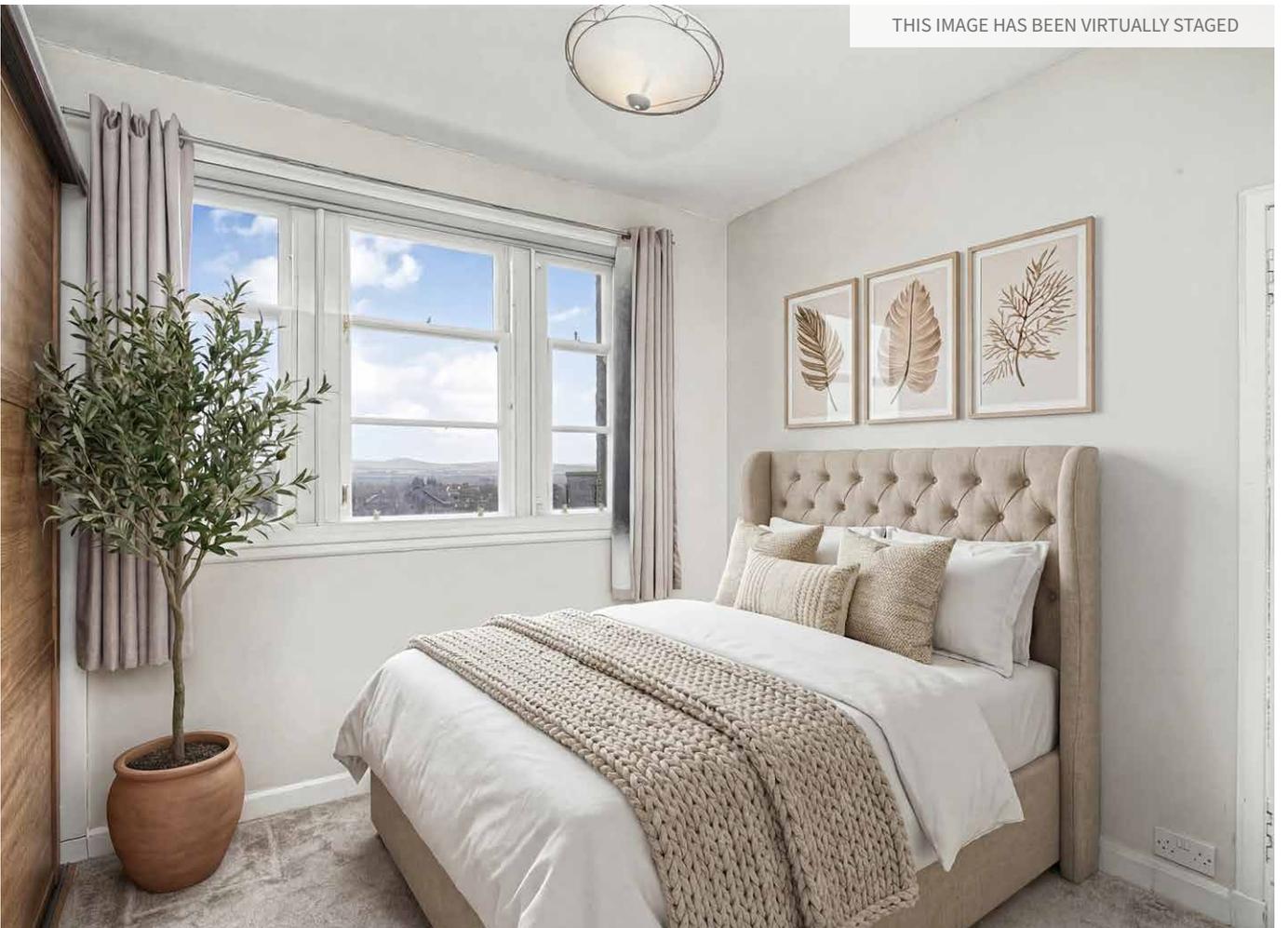
Extras: integrated appliances (oven, five-burner gas hob, extractor hood, dishwasher, and washing machine), and a fitted fridge/freezer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



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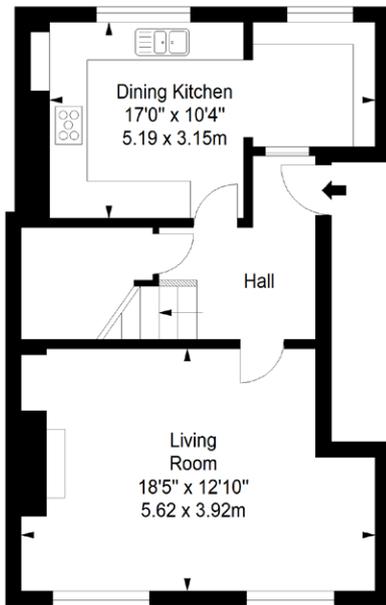


GULLANE, EAST LOTHIAN

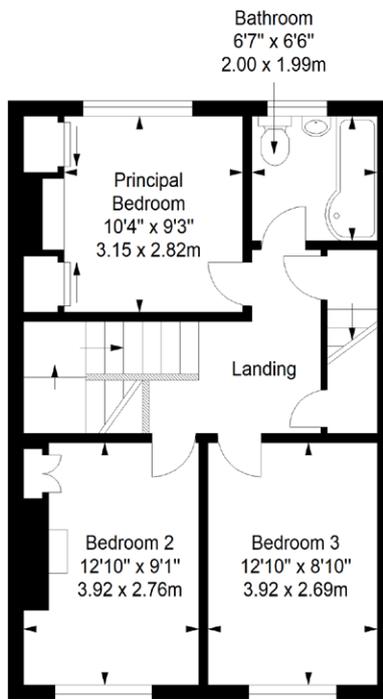
Gullane is a sought-after and charming historic village, situated on the breath-taking East Lothian coast and within easy reach of Edinburgh city centre. The stretch of coastline at Gullane, is a haven for birdlife; walks through the dunes offer exhilarating views across the Firth of Forth to Fife. Within 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.

FLOORPLAN

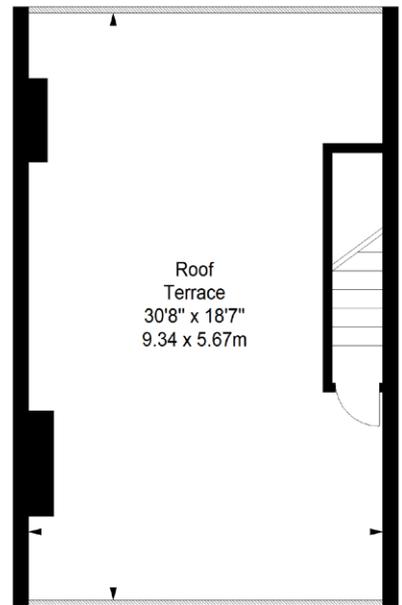
First Floor
Approx. 51.7 sq. metres (556.5 sq. feet)



Second Floor
Approx. 46.4 sq. metres (499.5 sq. feet)



Third Floor
Approx. 3.0 sq. metres (32.3 sq. feet)



Total area: approx. 101.1 sq. metres (1088.3 sq. feet)



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