



6 Lammerview Terrace
Gullane
EH31 2HB

6 Lammerview Terrace Gullane

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6 Lammerview Terrace is a charming main door, ground floor flat offering, generous rooms, period details, stripped wood floorings, high ceilings and a private front garden. Situated in the heart of the sought after village of Gullane with excellent local amenities, the wonderful beach and golf courses all within easy walking distance.

The well-presented accommodation comprises; vestibule leading to the welcoming hallway which has ample storage, beautifully proportioned living room with bay window and period fireplace, stylish kitchen with a range of base and wall mounted units and space for a breakfasting table, 2 double bedrooms and bedroom 3, the family bathroom completes the accommodation.

Outside the property benefits from a private garden to the front and a large, shared garden to the rear which has been very well maintained.

Property Features

Main Door Flat

Well Proportioned

Beautifully Presented

3 Bedrooms

Gas Central Heating

Attractive Shared Gardens



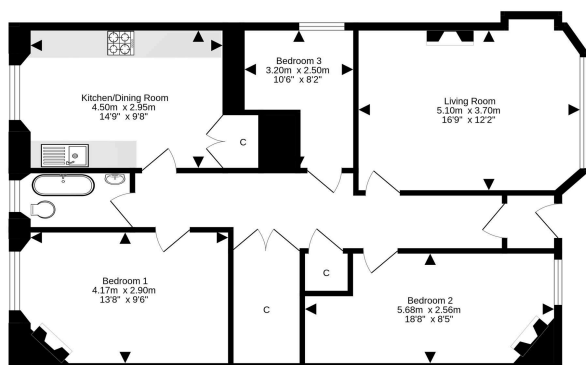




Gullane is a small picturesque village lying less than 45 minutes drive from the centre of Edinburgh. It has a good range of local shops and other amenities but it is the excellent sandy beaches and world renowned golf courses including Muirfield that make it a special place to live. The ready access to the beaches and to the countryside of East Lothian combined with easy access to Edinburgh ensures a quality of life that is hard to beat. There is a primary school and excellent secondary schooling at North Berwick, private schooling at preparatory level in Haddington and Dunbar and private schooling in Musselburgh and in Edinburgh.

Extras

All light fittings and integrated appliances are included in the sale (the Seller will not warrant their working order).



For details of the site and/or other information, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as a guide for a prospective purchaser. Made with Mapbox C2024



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Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

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