

1 Saltcoats Way, Gullane, EH31 2EB



Description

With a highly distinctive kerb appeal, detached double garage and storage in every corner, this stunning family home offers all the contemporary space you need. Its light and airy kitchen/living area features luxury bi-folding doors and a separate utility room. Equally impressive is the double-doored lounge with attractive bay window, which flows through another set of double doors into a formal dining room at the rear. An out-of-the-way study is perfect for privacy, while upstairs, five well-proportioned bedrooms include fitted wardrobes and a glamorous four-piece en suite in the main bedroom to mirror the family bathroom.

- Overlooks open green space
- A spacious rear garden and patio area
- An expansive open plan kitchen/family/dining area - great for entertaining
- Bi-folding doors and integrated kitchen appliances as standard
- Separate dining room leading off the family area
- A separate large light-filled lounge to the front of the home
- Flexible room on the ground floor - perfect as a sitting room or as a study
- 5 generous bedrooms all with fitted wardrobes
- An impressive main bedroom boasting an ensuite
- A separate utility room and detached double garage
- Overall size of 2,233 sq. ft

Images are for illustrative purposes and layouts may vary depending on the individual plot

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Gullane is a sought-after and charming historic village, situated on the breathtaking 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.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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