



SIMPSON & MARWICK

15 Fentoun Gait East

Gullane, EH31 2ES

simpsonmarwick.com

01620 892000



Stylish and well presented 5 bedroom CALA detached house with large garden and garage

- Excellent presentation with an appealing layout
- Enclosed garden with good privacy and garage
- Sitting room and family room to front
- Generous kitchen/dining/living opening to garden
- Utility and cloakroom with WC
- 5 bedrooms
- Family bathroom and 2 en-suite shower rooms
- Double glazed and gas central heating with thermal heat pump

Description

Detached 5 bedroom CALA house situated in the sought after Fentoun Gait East development. This spacious and extremely well presented home benefits from quality fixtures and fittings including Siemens appliances, stylish kitchen and contemporary bathrooms, Porcelanosa tiling and Amtico flooring. There is a flexible layout with a bright sitting room to the front, further family room and a large kitchen/dining/living room with ample room for dining and relaxing. Doors from the kitchen/dining room give direct access to the generous enclosed garden which benefits from a large lawn and a patio area with good privacy. The master bedroom has an en suite and there are 4 further bedrooms, one of which also benefits from an en suite and there is a family bathroom.



Location

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. There is a primary school and excellent secondary schooling at the well-regarded North Berwick High School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh. 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.

Fixtures and Fittings

The carpets, blinds and light fittings throughout are included in the sale price together with the induction hob, 2 ovens, combination microwave, fridge/freezer and dishwasher. There is gas central heating with a thermal heat pump, double glazing and an alarm.

EPC Rating B

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
1911 Sq Ft - 177.53 Sq M
Garage
Approx. Gross Internal Area
167 Sq Ft - 15.51 Sq M
For identification only. Not to scale.
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