

51 Saltcoats Avenue, Gullane, EH31 2EX

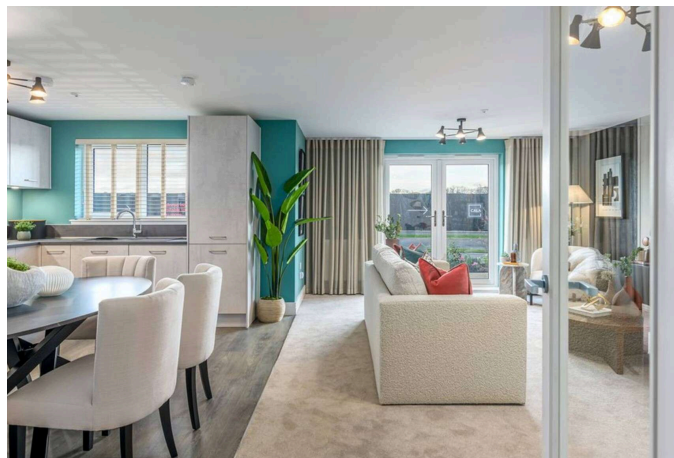
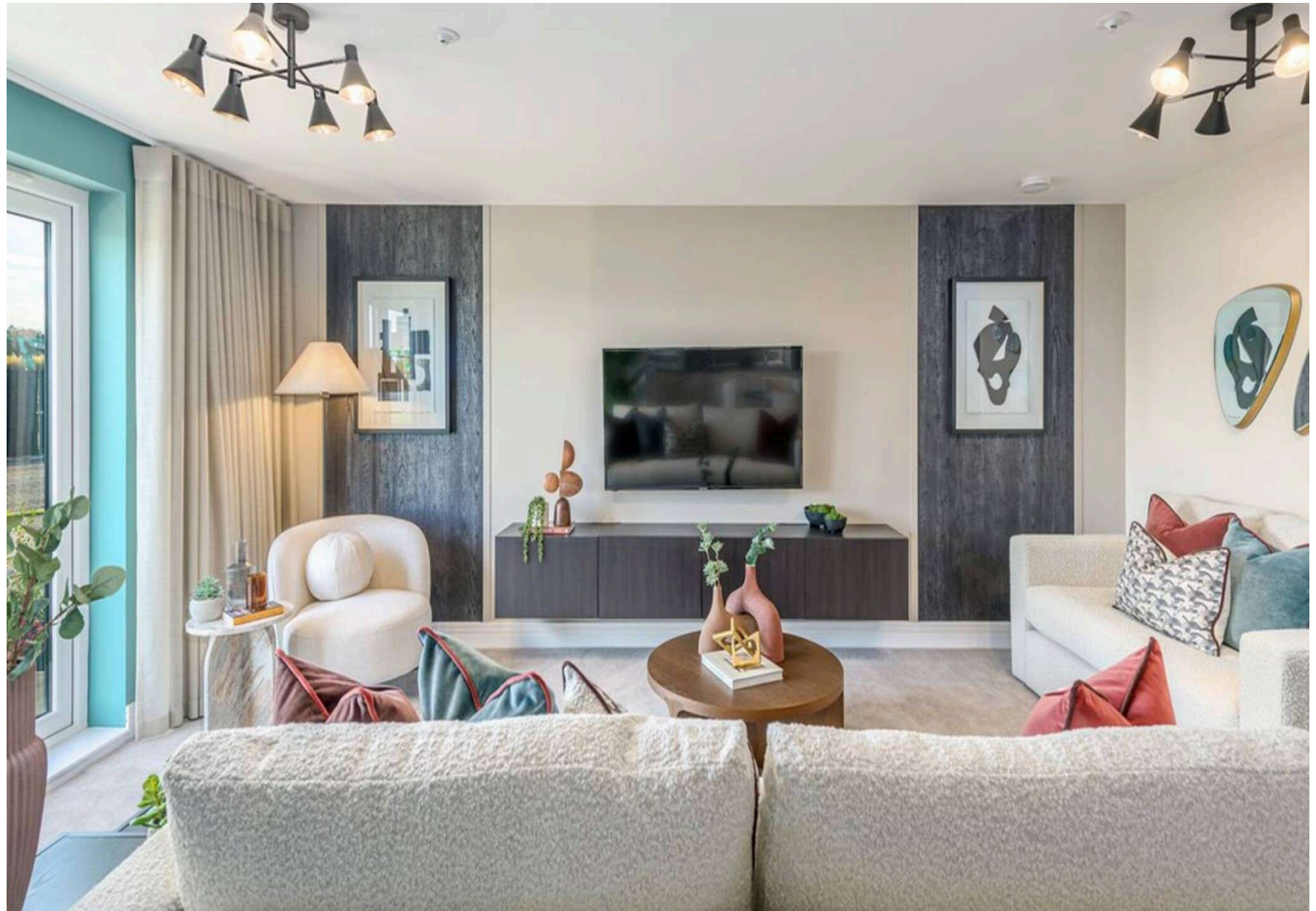


Description

With generous proportions and copious amounts of style, this upper 3 bedroom cottage style apartment features wow factor in abundance. Impressing from the second you walk through the front door thanks to the large welcoming hall, and continuing to do so as you enter the expansive, open-plan living/kitchen/dining room, complete with Juliet windows and studio designed kitchen. Generous bedroom 1, found at the end of the hall, has an en suite for extra convenience, with a separate, adjacent family bathroom for two further good-sized bedrooms. All three bedrooms also have fitted wardrobes, while extra storage can be found off the hall, in the laundry and storage cupboards. Two private parking spaces complete this home at Saltcoats Grange.

- Boasting 3 spacious bedrooms
- Stylish upper ground floor Esk apartment
- Two parking spaces plus main door access
- Cala's high specification throughout, including a studio-designed kitchen with Siemens appliances
- An expansive, open-plan living/kitchen/dining room, complete with Juliet windows
- Fitted wardrobes to all bedrooms
- Generous storage throughout including a laundry room
- Excellent energy efficiency with a PEA rating: B
- Overall size of 1,109 Sq. Ft.
- Management fee - Annual Factor Fee £447.67 Plus £200 Float Fee

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

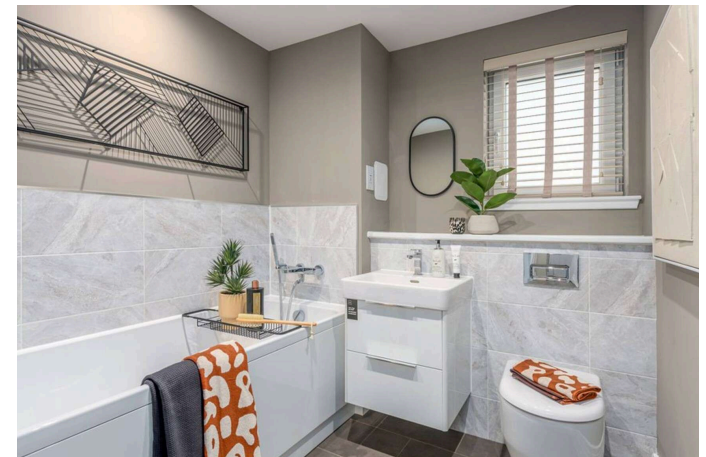
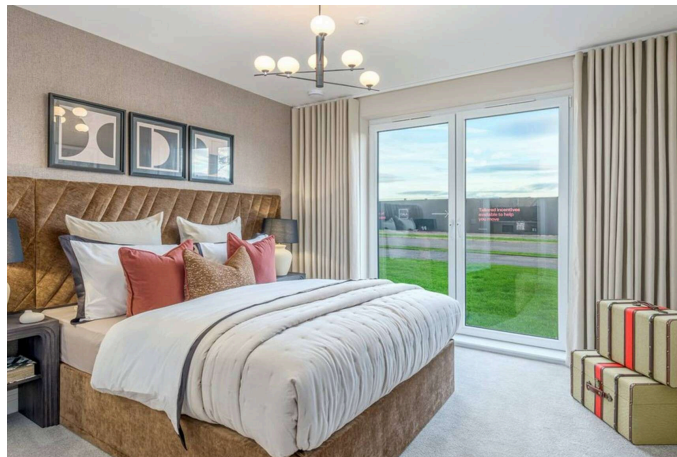
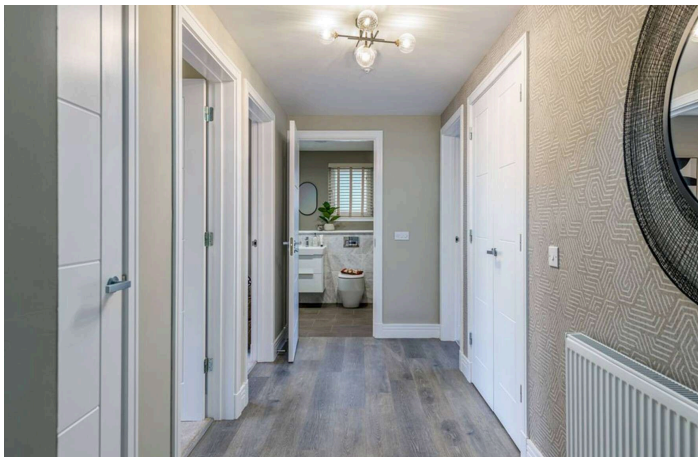


Location

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.

Price and Viewing

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





First floor



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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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