

SIMPSON & MARWICK



16 College Way, Gullane, East Lothian, EH31 2BX



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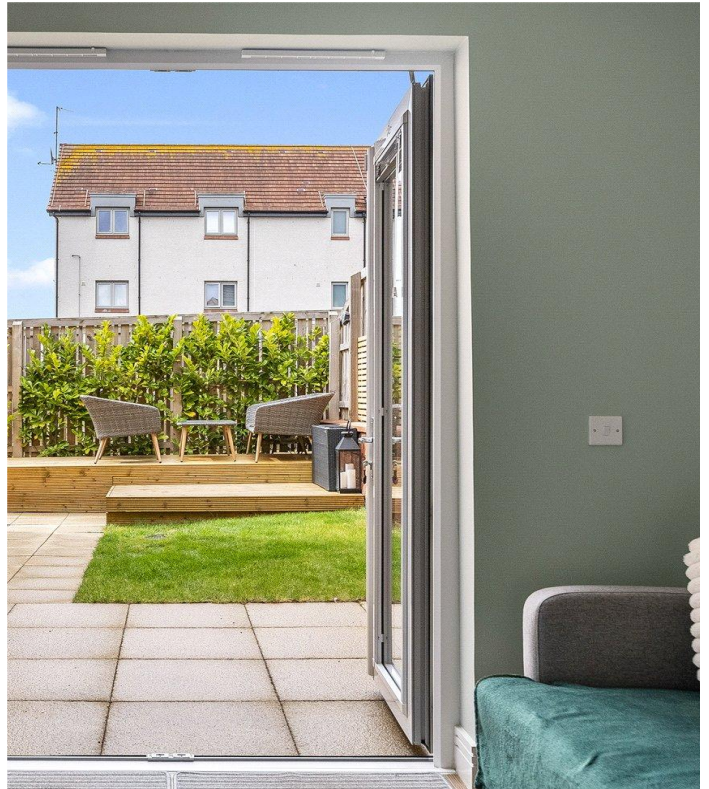
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EPC: C (76)

Council Tax - F

A beautifully presented 4-bedroom end-terraced house in Gullane, East Lothian.



- End-terraced house
- Well-presented interiors
- Spacious lounge
- Spacious kitchen/diner
- Four double bedrooms
- En-suite shower room
- Gas and air source heating
- Car port with EV point
- West-facing garden
- Desirable Gullane location



Step into this beautifully presented home, where the ground floor offers an inviting entrance hallway complete with a cloak cupboard and a WC. A bright double bedroom on this level, currently used as a family room, opens onto the sunny west-facing private garden through elegant double patio doors. The garden itself features a decked area and rear access, creating an ideal space for outdoor relaxation or dining.

On the first floor, the bright and spacious lounge provides access to the kitchen/diner through double doors, boasting dual aspect windows that flood the space with light, a Juliette balcony, and an array of integrated appliances, including a fridge/freezer, dishwasher, induction hob, and microwave/oven. This level is also home to a generous bedroom that includes a walk-in wardrobe, alongside a en-suite shower room. Two further well-appointed double bedrooms, each featuring double built-in wardrobes, are located here, along with a luxurious family bathroom equipped with a separate shower cubicle and bath.

Throughout the property, the double-glazed windows ensure energy efficiency and comfort, while the dual heating system, comprising gas central and air source heating, provides year-round warmth. Add the convenience of parking solutions such as on-street and a car port with an EV charge point to cater to modern needs, and you have a home primed for contemporary living in an enviable setting.

Location

Nestled in Gullane, East Lothian, 16 College Way provides an idyllic lifestyle with its proximity to stunning beaches and renowned golf courses. The village is a vibrant community hub with cafes, restaurants, and boutique shops, while Edinburgh City Centre is easily accessible via excellent transport links, ensuring the allure of urban amenities meets the tranquillity of coastal living.

Fixtures and Fittings

All blinds, curtains, and selected light fittings will be included in the sale. Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick

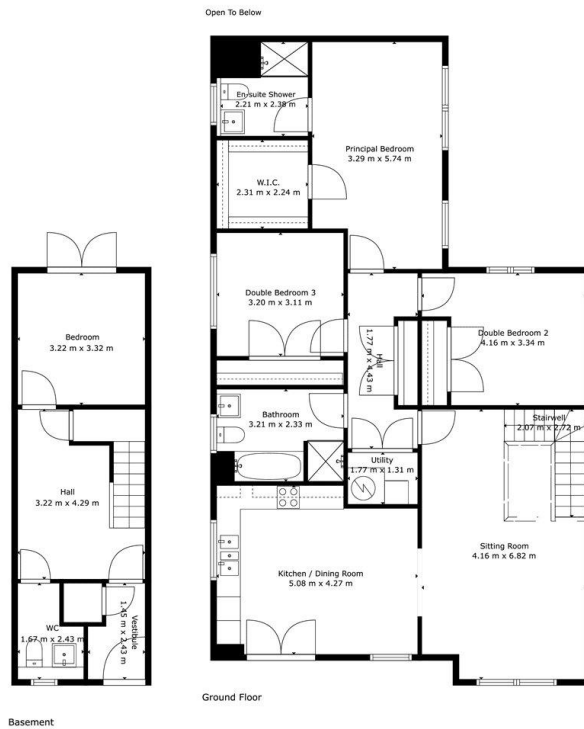


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Approx. Gross Internal Area:
1646.88 Sq Ft (153 Sq M)

For Identification purposes only. Not to scale.



Simpson and Marwick

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