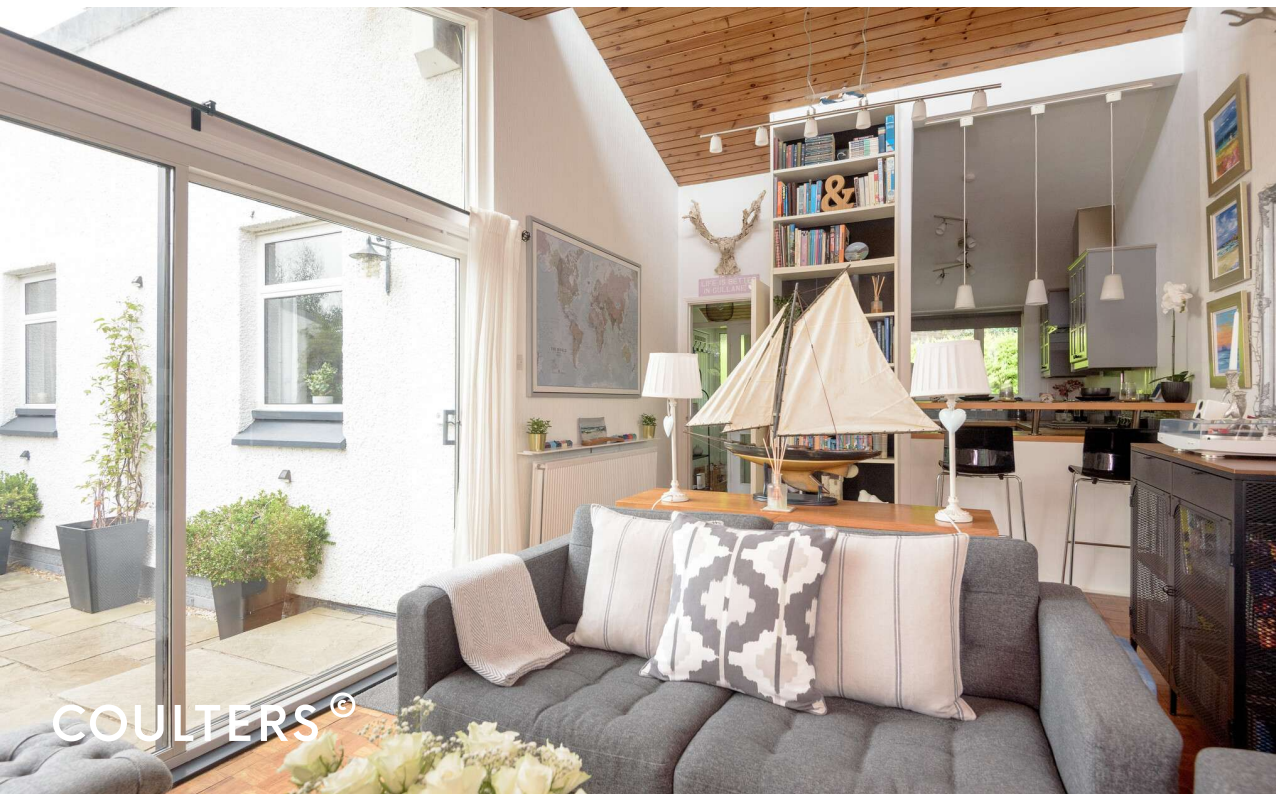


COULTERS[©]

9 THE FALCONS

GULLANE, EAST LoTHIAN, EH31 2EB

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Ideally situated in the highly sought-after coastal village of Gullane, 9 The Falcons is an attractive two bedroom terraced bungalow, conveniently positioned within easy walking distance of the village's excellent range of local amenities and beautiful beach.

The property offers bright, spacious and contemporary accommodation, presented in excellent order throughout, together with a private front garden and delightful south-facing rear garden, single garage and on-street parking.

KEY FEATURES



Beautifully presented, well proportioned terraced bungalow



Two double bedrooms and good storage throughout



Delightful, established south facing private garden



Detached garage and parking



Peacefully located close to local amenities and the beach



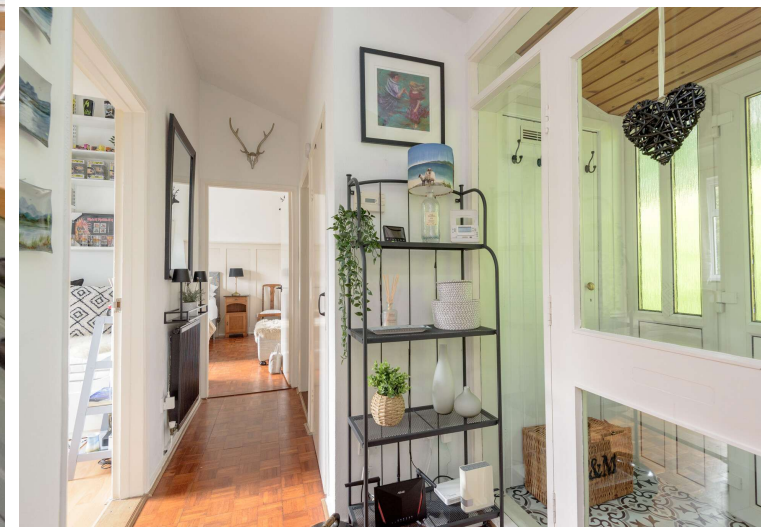
Bright, modern accommodation with a wood burning stove



EPC Rating - E



Council Tax Band - D



The beautifully presented, well-proportioned accommodation comprises a welcoming entrance vestibule with useful storage cupboard, leading into a spacious hall with further storage. The bright sitting room features a wood-burning stove and sliding doors opening directly onto the rear garden. The stylish kitchen is fitted with a good range of contemporary wall and base-mounted units, incorporates the welcome addition of a breakfast bar and benefits from underfloor heating.

There are two double bedrooms, with the principal bedroom benefiting from a walk-in wardrobe, while the second bedroom features built-in shelving. A stylish shower room that also benefits from underfloor heating completes the accommodation.





THE LOCAL AREA

Gullane is an idyllic, highly desirable coastal village situated less than 45 minutes east of Edinburgh. Its world renowned golf courses and stunning sandy beaches with breath taking views make it a popular location for families and golfers alike.

There are a variety of local amenities including a GP surgery, an optician, chemist, a Margiotta/Waitrose and Co-op, alongside a number of popular local restaurants and cafes and golf courses within walking distance.

Regular train services from Drem and North Berwick take you into Edinburgh's city centre in less than thirty minutes and there is also regular bus services that run from North Berwick into the city centre via Gullane.

Highly regarded schooling is available at Gullane Primary School and North Berwick High School. Regular train services from Drem and North Berwick take you into Edinburgh's city centre in less than thirty minutes and the city bypass is within easy reach.

EXTRAS

All fitted floor coverings, blinds, curtain rods, light fittings, induction hob, oven, extractor hood, fridge/freezer, dishwasher, washing machine, bathroom mirror, shelving in the sitting room and double bedroom 2, the daybed in double bedroom 2, garden sheds, log store, front garden wooden planters and the blue bench are included in the sales price. The curtains, microwave, wall mounted speakers, wooden garden sculpture and Japanese maple sapling are excluded from the sale. Some items of furniture and the large black patio planters are available by separate negotiation.

HOME REPORT VALUATION: £300,000



**The Falcons,
Gullane,
East Lothian, EH31 2EB**



Approx. Gross Internal Area
670 Sq Ft - 62.24 Sq M

Garage

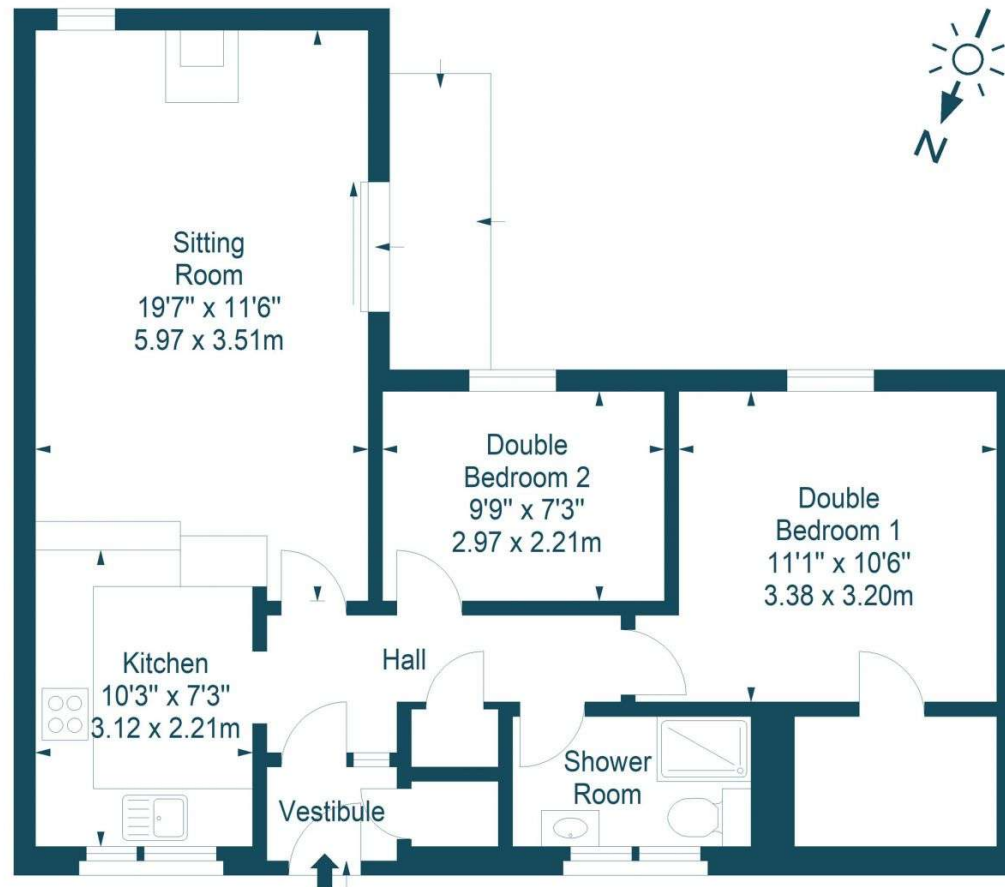
Approx. Gross Internal Area
145 Sq Ft - 13.47 Sq M

For identification only. Not to scale.

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Ground Floor



Ground Floor

GET IN TOUCH



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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.