

COULTERS[©]

3 WAVERLEY NORTH, EAST LINKS ROAD

GULLANE, EAST LoTHIAN, EH31 2AF

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a modern development in the sought-after coastal village of Gullane, 3 Waverley North is an attractive two bedroom ground floor apartment offering well proportioned living space and an appealing layout.

Ideally situated within easy walking distance of the village's independent shops, restaurants, golf courses and beautiful beaches, the property would make an ideal permanent home, holiday retreat or investment opportunity. Further benefits include a private courtyard, access to well maintained communal garden grounds and private allocated parking.



KEY FEATURES



Attractive ground floor flat forming part of a modern development



Two well proportioned double bedrooms, both with ensuite



Delightful private courtyard and well maintained communal grounds



Private allocated parking



Peacefully located close to local amenities and transport links



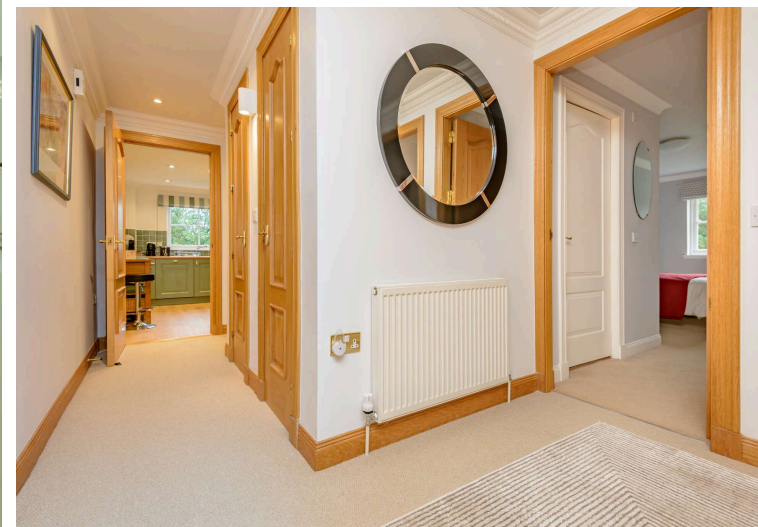
Ideal as a permanent residence or a holiday home



EPC Rating - C



Council Tax Band - F



The bright, well presented accommodation is arranged over one level and accessed via a secure communal entrance. It comprises a welcoming hallway with excellent storage and a cloakroom with WC; a spacious dual aspect sitting room/dining room with French doors opening onto the private courtyard; and a kitchen fitted with a good range of base and wall units and integrated appliances.

There are two double bedrooms, both with built-in wardrobes, with the principal bedroom benefiting from an ensuite bathroom and the second bedroom from an ensuite shower room.





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, carpets, curtains, blinds, light fittings, the gas hob, oven, fridge/freezer, dishwasher and washer dryer are included in the sale price. The property benefits from gas central heating and double glazing.

The development is managed by Trinity Factors with an approximate annual charge of £1,100.

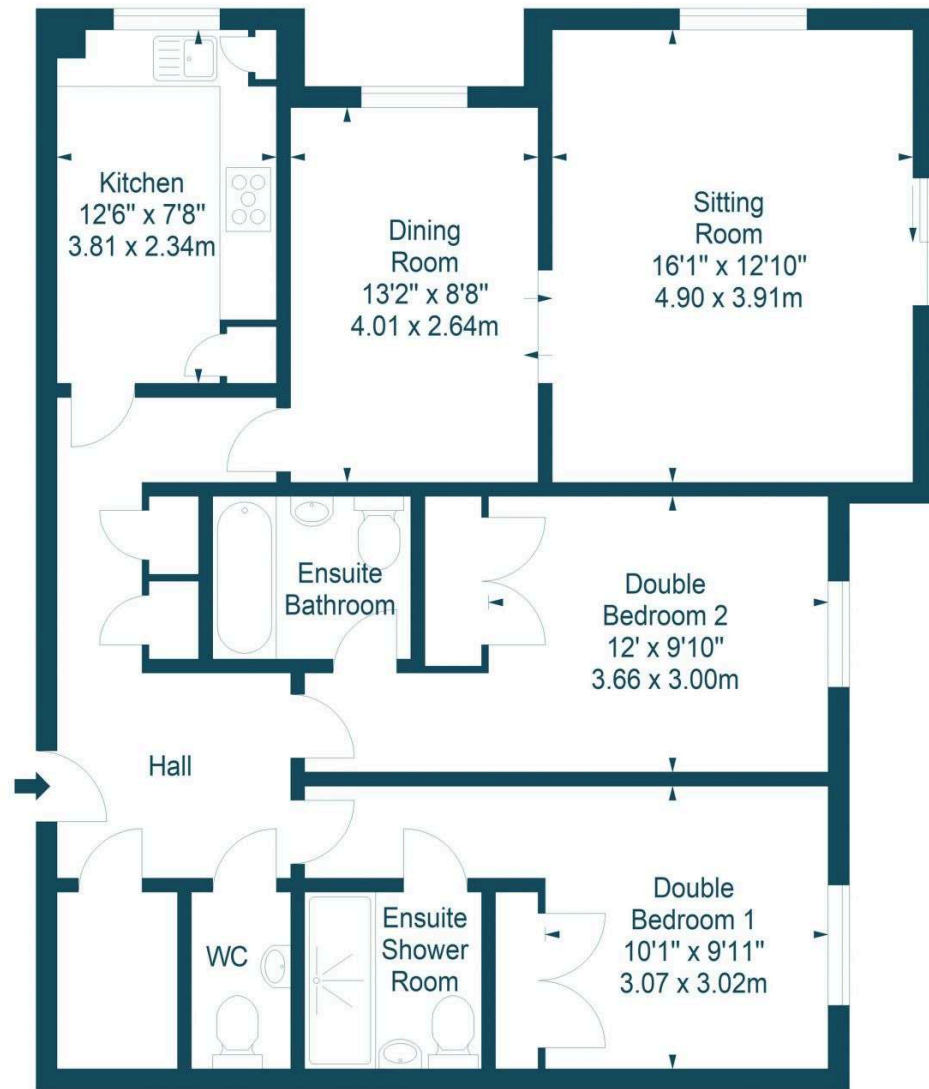
HOME REPORT VALUATION: £410,000



Waverley North,
East Links Road,
Gullane,
East Lothian, EH31 2AF



Approx. Gross Internal Area
1023 Sq Ft - 95.04 Sq M
For identification only. Not to scale.
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Ground Floor

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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.