GILSONGRAY

LAW • PROPERTY • FINANCE



1 HALL CRESCENT

Gullane, East Lothian, EH31 2HA

1	2	1
Public Room	Bedroom	Bathroom

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1 HALL CRESCENT

Set within the desirable coastal village of Gullane, this appealing ground-floor flat offers comfortable single-level living, a private front and rear garden along with access to a shared drying green. With village amenities and the coast close at hand, it presents an excellent choice for first-time buyers, couples, downsizers or those seeking a manageable home in East Lothian. A private entrance opens into a vestibule and hallway with storage. The living and dining room features a fireplace and ample room for relaxing and entertaining, while the modern fitted kitchen offers good workspace, storage and direct access to the rear garden. Two well-proportioned bedrooms are served by a contemporary bathroom. A private garden provides outdoor space, while on-street parking adds everyday practicality. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included.

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RECEPTION ROOMS
& LIVING SPACE







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FEATURES

- Ground-floor flat in sought-after Gullane
- Modern interiors and easy single-level living
- Private main entrance
- Vestibule and central hall with storage
- Sunny and spacious living/dining room with fireplace
- Contemporary fitted kitchen with good workspace
- Two well-proportioned bedrooms
- Family bathroom overhead shower and towel warmer
- Private front & rear garden
- Access to a shared drying green
- Unrestricted on-street parking




Virtually staged
by Property Studios





THE BEDROOMS
& BATHROOMS



GULLANE, EAST LOTHIAN

North Berwick is one of Scotland's most desirable seaside resorts, with its coastline forming a significant stretch of the John Muir Way. It showcases stunning scenery in both directions, with long sandy beaches and the striking volcanic island of Bass Rock, approached via boat tours that allow visitors to observe its rich wildlife up close. The town centre is home to a wealth of independent shops, boutiques, and galleries, along with a family-run butcher, a delicatessen specialising in local produce, an independent wine merchant, grocers, bakers, banks, coffee houses, restaurants, florists, and chemists. Dining options range from an award-winning seafood restaurant to a top-rated takeaway serving classic fish and chips, complemented by the convenience of two large supermarkets. The surrounding area has plenty to offer for active lifestyles, with scenic walks, cycling routes, and a well-equipped sports centre featuring a swimming pool, fitness classes, and a gym. Golf enthusiasts are spoiled for choice, with several outstanding courses nearby, including The Glen and North Berwick Golf Club. North Berwick is also renowned for its excellent schools, with North Berwick High School ranking highly on several prestigious national lists. Law Primary School sits conveniently beside it, creating a cohesive local education hub. For commuters, North Berwick train station provides regular direct services to Edinburgh, with a journey time of just over half an hour. The town is also well served by frequent bus connections to the capital.







VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 01620 893 481

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COUNCIL TAX BAND
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FLOORPLAN



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