

COULTERS ©

12 ST ANDREWS COURT

GULLANE, EAST LOTHIAN, EH31 2AS

3 BED | 2 BATH | 1 PUBLIC





TAKE A LOOK INSIDE

Situated in the heart of the sought-after coastal village of Gullane, 12 St Andrew's Court is an attractive three-bedroom second-floor duplex apartment forming part of an impressive Grade B listed mansion house.

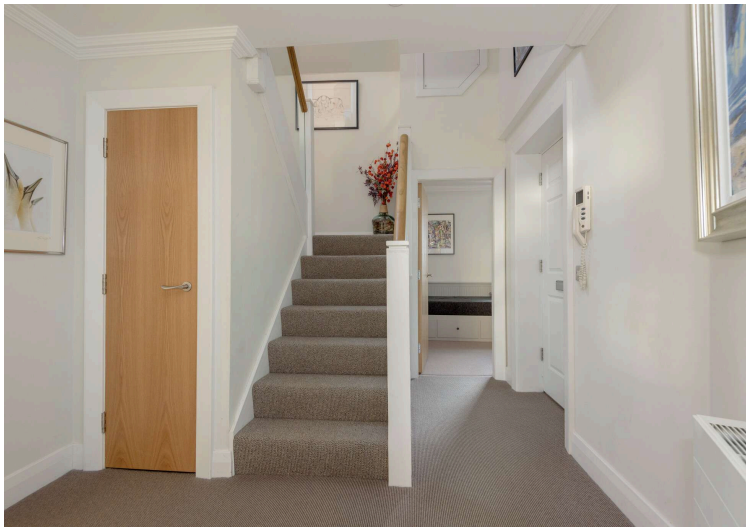
Ideally positioned within a short walk of the beautiful sandy beach and close to several renowned golf courses, the property is also conveniently placed for a good range of local amenities, including a Margiotta, Co-op and a selection of independent cafés and restaurants.

KEY FEATURES

- Attractive, well proportioned duplex apartment with stunning views
- Three bedrooms, one with ensuite
- Well maintained communal landscaped gardens
- Private gated allocated parking
- Located in the heart of the village, close to local amenities
- Ideal as a permanent residence or a holiday home
- EPC Rating - B
- Council Tax Band - E







The property offers well-proportioned accommodation arranged over two levels, with the added benefits of lift access, stunning views across the golf course towards the Lammermuir Hills and two private parking spaces. Residents also enjoy access to fully landscaped communal gardens, a gated pedestrian route through to Goose Green and individual secure bicycle storage sheds, each with power suitable for charging golf trolleys. The grounds are accessed via remotely controlled automatic driveway gates.

Well presented throughout, the accommodation comprises a welcoming entrance hall, principal bedroom with fitted wardrobes and en-suite shower room, two further double bedrooms (one with fitted wardrobe) and a family shower room. A staircase leads from the hallway to an impressive open-plan sitting, dining and kitchen area, fitted with a good range of units and integrated appliances.







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 carpets, fitted floor coverings, curtains, blinds, light fittings, gas hob, oven, microwave, fridge/freezer, dishwasher and the washer dryer are included in the sale price.

The development is factored and maintained by Taylor and Martin, annual factoring charges are approximately £1950.

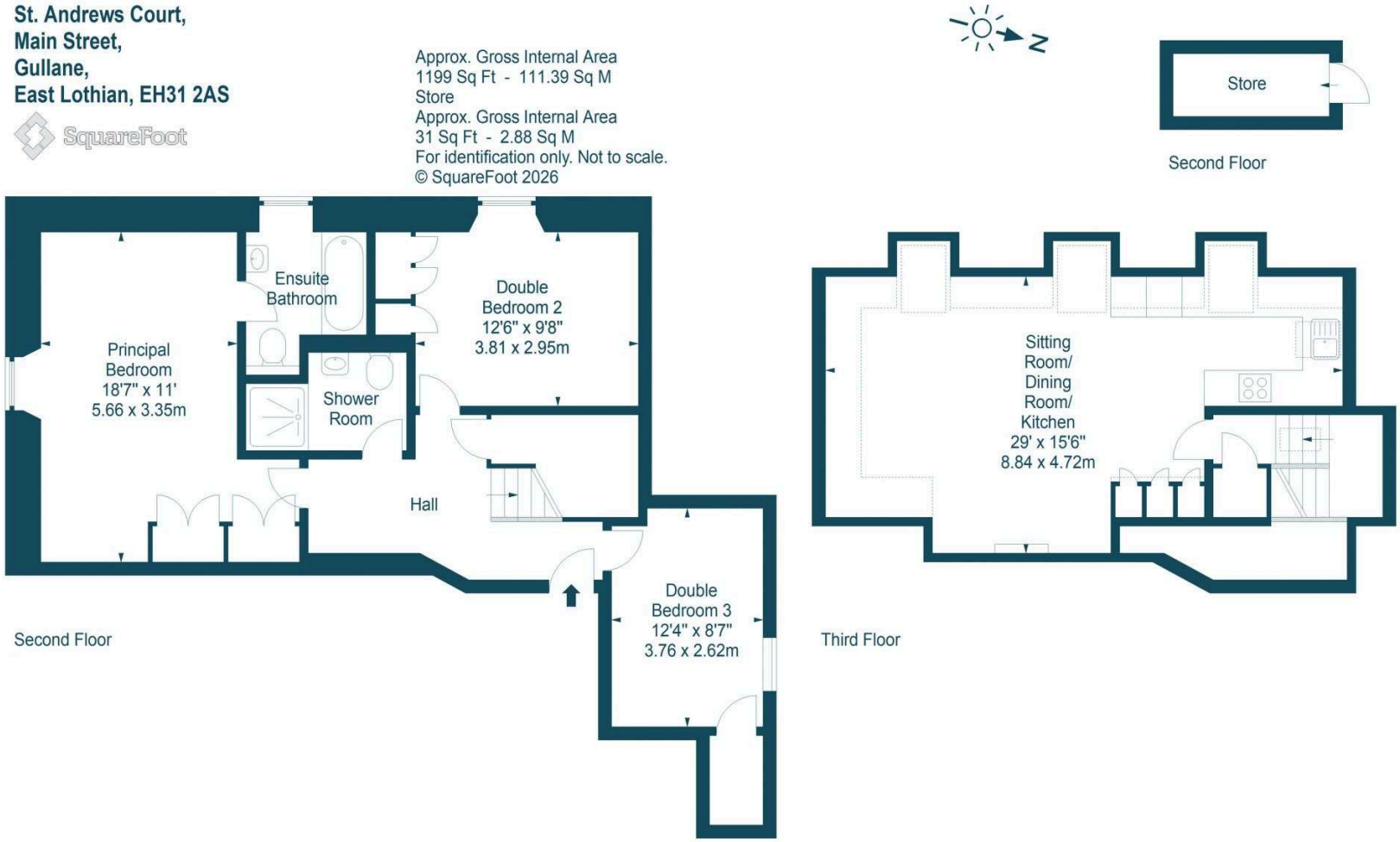
HOME REPORT VALUATION: £500,000


COULTERS ©

St. Andrews Court,
Main Street,
Gullane,
East Lothian, EH31 2AS

SquareFoot

Approx. Gross Internal Area
1199 Sq Ft - 111.39 Sq M
Store
Approx. Gross Internal Area
31 Sq Ft - 2.88 Sq M
For identification only. Not to scale.
© SquareFoot 2026



GET IN TOUCH

www.coultersproperty.co.uk
01620 671837
enquiries@coultersproperty.co.uk

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.