



Detached Bungalow

Lounge / Dining Room

Kitchen

3 Bedrooms

Bathroom

Double Glazed/Central Heating

Garage

Large Garden

Offers over £335,000

Detached three bedroom bungalow with fantastic potential. Situated in a quiet residential street, it features a large garden, a garage and a driveway.





Location

The village of Gullane is quietly situated in the picturesque county of East Lothian and lies approximately 20 miles from Edinburgh city centre. Gullane has a beautiful beach, golf courses, tennis courts, a bowling club, two pubs, restaurants, hotels, shops, a Health Centre and a primary school.

There are regular rail services to Edinburgh from Longniddry and Drem stations, both within easy reach of the village and there is also a regular bus service to Edinburgh as well as surrounding towns and villages. By car, Edinburgh city centre and the airport can be reached in around 45 minutes outside of peak times.

General Information

A Home Report is available for this property. It can be downloaded from espc.com or requested from Forsyth Solicitors.

The Home Report Valuation is £340,000.

The approximate size is 95m² and it was built in 1966. It is rated EPC E and Council Tax Band D. The property has mains water, electricity, phone and gas. There is gas central heating and double glazing.

The property is to a non-traditional "Dorran" type and specification. The main walls are of a concrete panel design known as "Dorran" roughcast. You should confirm with any proposed lender that the property meets their acceptability criteria.

Viewing

Viewing is by appointment with Forsyth Solicitors on 07757 970 850 or ESPC Viewing Request (Mailbox monitored and viewings arranged on Saturdays and Sundays).





HALL

The front door opens into the hallway. Doors lead into the lounge dining room, the kitchen, the bathroom and three bedrooms. Cupboard.

LOUNGE / DINING ROOM

Large, comfortable lounge with plenty of space for a table and chairs. Dual aspect, with bay window to the front and two windows to the side. Fire surround with gas fire.

KITCHEN

Fitted kitchen of wall and base units with coordinated work-surfaces. Ceramic sink with mixer tap. Electric cooker. Door into small hall which leads into the garden.

BATHROOM

With bath, wc and basin.

BEDROOM ONE

Double bedroom with south facing window. Fitted wardrobes.

BEDROOM TWO

Double Bedroom with north facing window. Fitted wardrobes.

BEDROOM THREE

Double Bedroom with north facing window. Fitted wardrobes.

OUTSIDE

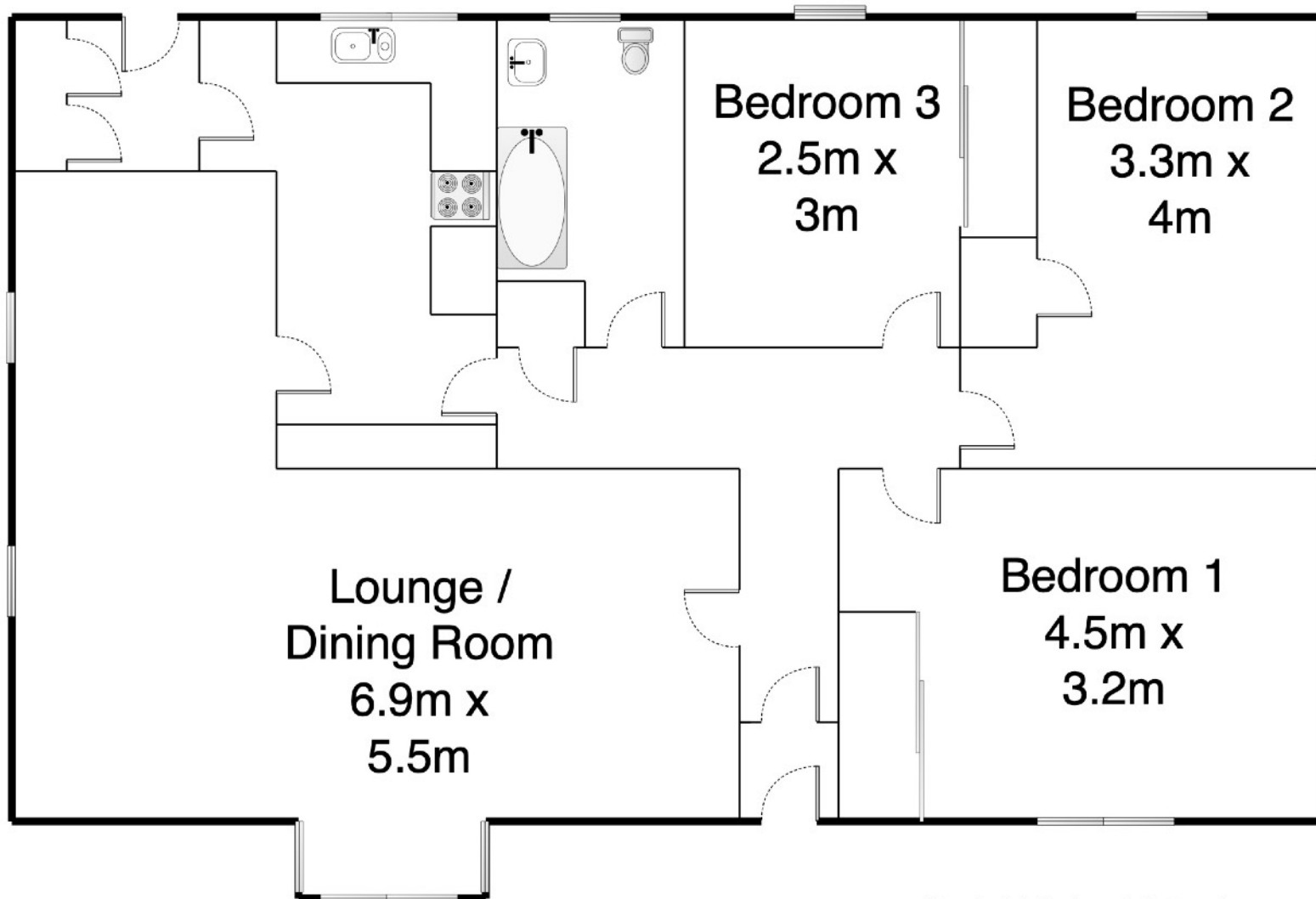
Front garden laid to lawn with mature shrubs. Driveway with parking for several cars to the side. Large rear garden laid to lawn with mature planting. Summerhouse. Greenhouse. Garage.





Kitchen
2.7m x
3.2m

Bathroom
1.7m x
3m



Floorplan is indicative only. Not to scale.



Fixed Price Estate Agency

Under 250k £1000 + VAT Over £250k £1500 +VAT

Includes Photography, Video Tour, For Sale Board, 7 day a week service

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