

COULTERS<sup>©</sup>

# 19 HOPETOUN TERRACE

GULLANE, EAST LOTHIAN, EH31 2DD

 4 BED

 1 BATH

 3 PUBLIC



## TAKE A LOOK INSIDE

A wonderful four bedroom mid terraced family home situated within the heart of highly desirable Gullane, close to all local amenities including the local primary school, popular golf courses and beach.

The property benefits from a private West facing rear garden and private allocated parking to the rear.

## KEY FEATURES



Traditional mid terraced house



Four bedrooms



Private West facing garden



Parking for up to 3 cars to rear of property



Central location close to all amenities



Walking distance to shops, beach and school



The property comprises; spacious living room with bay window, gas fire and double glazed sash and case windows, breakfast room which leads to a well equipped kitchen, utility room with direct access to rear garden and a dining/family room.

On the first floor; principle bedroom with bay window, three further bedrooms and a family bathroom, there is a partially floored attic with Ramsay ladder which offers opportunity for further expansion subject to gaining the necessary consents.





## THE LOCAL AREA

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

There are a variety of local amenities including an optician, chemist, a Margiotta and Co-op, alongside a number of popular local restaurants and cafes.

Highly regarded schooling is available at Gullane Primary School and nearby 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 integrated fixtures and fittings, light fittings and floor coverings included in the sale.



Hopetoun Terrace,  
Gullane,  
East Lothian, EH31 2DD



Approx. Gross Internal Area  
1620 Sq Ft - 150.50 Sq M  
For identification only. Not to scale.  
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## 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.