



**GULLANE
6 HOPETOUN TERRACE
MAIN DOOR LOWER FLATTED VILLA
OFFERS AROUND £150,000**

This charming traditional main door villa has lovely private gardens to the front and the rear and is situated in quiet street surrounded by similar properties. Gullane is a picturesque conservation village in the heart of East Lothian and is within easy commuting distance of Edinburgh City Centre and Edinburgh Airport via the A1 and City Bypass. Gullane is also home of the world famous Muirfield Championship Golf Course as well as 3 other excellent golf courses. There is a good range of local shops, facilities and easy access to the beach, the sea and to the delightful countryside of East Lothian. On a practical level the village has a wide variety of shops and services, a number of fine restaurants and provides primary school education. Further extensive facilities and secondary schools are available in both neighbouring North Berwick and Haddington.

The flexible accommodation in brief comprises: vestibule, lounge, kitchen, inner hall, two bedrooms and shower-room.

As mentioned the property has lovely gardens to the front and the rear along with ample on street parking. The accommodation is flexible as bedroom two is currently being used as a diningroom. There is some upgrading required to the kitchen and shower-room however the property has been well maintained and has the benefit of gas central heating.

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A wooden door with two glazed panels opens to the vestibule

VESTIBULE Approx. 5'5" x 3'3"

The vestibule gives access to the lounge and has high level storage housing the electrical switchgear.

LOUNGE Approx. 15'9" x 10'9" (both at widest)

A bright generous room with two front facing windows. A feature of the room is the fireplace with wooden mantle, marble inset and hearth housing a living flame coal effect gas fire. Another feature is the open shelved Edinburgh press with closed storage below. A part glazed door gives access to the kitchen and a doorway gives access to the inner hall.



KITCHEN Approx. 10'7" x 7'9"

The kitchen is to the rear and fitted with a selection of wall cabinets and base units complete with complementary work surfaces incorporating a stainless steel sink and drainer. There is ample space for a fridge freezer and a cooker along with tiling to the splashback areas and vinyl flooring. There is also further storage from two good sized storage cupboards one with plumbing for an automatic washing machine and the other also housing the hot water tank and the central heating boiler. A door gives access to the rear of the property.

INNER HALL Approx. 4'9" x 2'11"

The inner hall gives access to both bedrooms and the shower-room.

DOUBLE BEDROOM 1 Approx. 9'9" x 8'7"

A bright double bedroom with front facing window. There is fitted storage along with a storage cupboard.

BEDROOM 2 Approx. 10'9" x 6'8"

This room is to the rear again with storage cupboard.

SHOWERROOM. Approx. 5'4" x 4'10"

An internal room fitted with a white wc and a coloured wash hand basin and shower tray housing a mains shower. High level windows give borrowed light from bedroom 1.

GARDENS

A lovely front garden with gated pathway to the front entrance. Areas have been chipped for ease of maintenance and there is a selection of shrubs and seasonal flowers.

The property also has vehicular access to the rear via a chipped shared driveway. The rear garden is accessed from a path from the driveway area and is fully enclosed. In the main it is laid to lawn with a mature shrub surround. The large garden shed is to be included in the sale.

EXTRAS

The sale includes all fitted carpets and the aforementioned garden shed.

VIEWING

By appointment please call our client direct on 0781 556 1817 or call Beveridge and Kellas on 0131 554 6321.

HOME REPORT

A Home Report is available for this property - please contact Beveridge & Kellas for more information by calling 0131 554 6321 or by emailing a.connery@beveridgekellas.com or property@beveridgekellas.com.

POST CODE

EH31 2DE

SURVEYORS

Please contact selling agents (0131) 554 6321.

OFFERS

Offers Around £150,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith, LP4 Leith.



The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made subject to survey or other suspensive conditions.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact not do they form part of any contract.