



Flat B, 2 Brighton Terrace, Gullane, East Lothian, EH31 2AE

Immaculately Presented Four-Bedroom Villa with a Shared Garden

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Property Description

Immaculately presented and spacious, flexible four-bedroom, corner aspect upper villa, forming part of a high-end stone-built period conversion. Set adjacent to a shared green in the heart of the Gullane Conservation Area, a highly sought-after coastal village in East Lothian.

Comprises an entrance hallway, living/dining/kitchen, utility room, four double bedrooms, three en-suite shower rooms, and a Jack'n'Jill family bathroom.

An exceptional opportunity, offering a ready-to-move-in home or a superb buy-to-let, as a desirable base for exploring Scotland's Golf Coast and Edinburgh. Highlights include a quality kitchen, luxury bathrooms, and extensive spot lighting.

With tastefully contemporary decor throughout, HIVE controlled central heating, double glazing, and superb storage solutions. The shared hall has a skylight cupola, and a shared garden is to the rear, with open green spaces and unrestricted parking to the front.

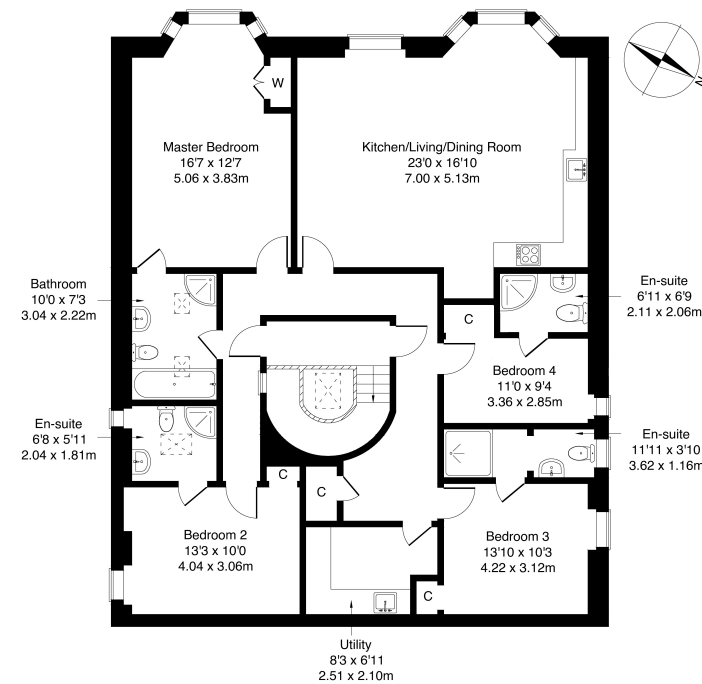
A welcoming entrance provides access to all rooms, leading into the spacious open-plan living and dining area, with the kitchen positioned at the rear. The room features continuous Karndean flooring and an abundance of natural light, creating a bright and inviting atmosphere. There's ample space for a dining set and a dedicated area for a double fridge/freezer. The kitchen is fitted with modern worktops, a sleek splashback, a sink with drainer, and integrated appliances including an oven, electric hob with canopy, induction hob, and dishwasher, all complemented by a charming bay window.

A utility room is set to the rear of the property, offering space for two additional appliances and a sink with a drainer. All four double bedrooms are finished with carpeted flooring, wall-mounted TV points, and built-in cupboards, with the master bedroom further enhanced by a beautiful bay window. Bedrooms two, three, and four each include a stylish three-piece en-suite with a shower cubicle and ladder-style radiator, while the master with direct access to the family bathroom, which includes a larger four-piece en-suite complete with both a bath and shower cubicle, along with a matching ladder-style radiator.



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Approximate Gross Internal Area: (1636 sq ft -152 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Set in the heart of Gullane, this property is just a short walk from the village centre, with its independent shops, cosy cafés, acclaimed restaurants, and well-regarded primary school. Renowned for its world-class golf courses, including the prestigious Muirfield, and one of East Lothian's most beautiful beaches, Gullane offers the perfect mix of coastal charm and outdoor living.

The beach is a short walk away, with golden sands, rolling dunes, and breathtaking views across the Firth of Forth. With a welcoming community, excellent local amenities, and easy access to Edinburgh, Gullane combines village tranquility with modern convenience – ideal for families, commuters, or those seeking a peaceful seaside retreat.





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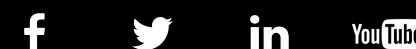
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