



6 West Fenton Gait, Gullane, East Lothian, EH31 2HS

Immaculately Presented & Spacious, Two-Bedroom, End-Terrace Home with Gardens

Up to date price and viewing info at mov8realestate.com/property

espc rightmove find your happy Zoopla

Property Description

Nestled within a peaceful, leafy cul-de-sac in the highly desirable coastal village of Gullane, East Lothian, this immaculately presented and spacious two-bedroom end-terrace home offers stylish, modern living with generous outdoor space and allocated parking.

Comprises an entrance porch, living room, open-plan family/dining room and kitchen, two flexible bedrooms, a family bathroom and a ground-floor WC.

Featuring a bespoke extension with a large patio door, skylight windows, and a quality integrated kitchen with Silestone worktops. Further highlights include stylish bathroom suites, continuous LVP flooring, gas central heating, double glazing and a loft.

Externally, the property boasts a lawn and parking to the front, whilst the rear garden includes a synthetic turf lawn and a raised patio deck.

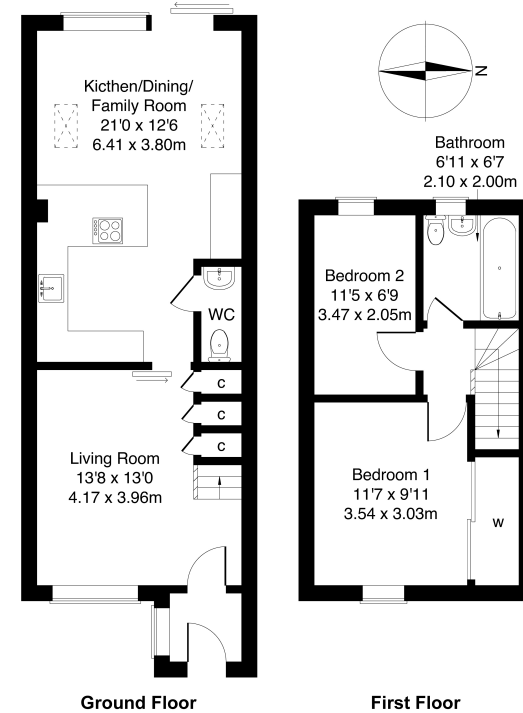
A charming stained glass door opens into a welcoming vestibule leading to a front-facing living room featuring continuous LVP flooring throughout the ground floor, a wall-mounted TV point, and built-in understairs storage cupboards. Set off the lounge, with access to a convenient WC, the kitchen has a bespoke extension creating a further family/dining area with large patio doors leading to a decked patio, skylight windows and a wall-mounted TV point, perfect for entertaining or relaxing outdoors. Designed with both functionality and style, the kitchen is fitted with modern units, Silestone worktops, a breakfast bar, a sink, and integrated appliances including an induction hob, oven, microwave, fridge/freezer and dishwasher.

On the upper floor, there are two bedrooms set to opposite aspects, featuring carpeted flooring and light decor, while bedroom one also includes a built-in wardrobe with mirrored doors. Completing the home, a three-piece bathroom is set to the rear, with tiled splash walls, LVP flooring, and a ladder-style radiator.



6 West Fenton Gait, Gullane EH31 2HS

Approximate Gross Internal Area: (786 sq ft - 73 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.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

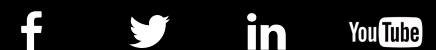
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.