



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

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

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# Property Description

Peacefully nestled in a tranquil, leafy cul-de-sac in the highly sought-after 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 low-maintenance rear garden that enjoys sun throughout the day, making it practical for outdoor use, and includes a synthetic turf lawn and a raised patio deck.

Set within a quiet cul-de-sac, this property benefits from monoblock roadways, residents' parking, and communal green spaces with trees. With no through traffic, the street is used only by residents, giving it a calm and private feel.

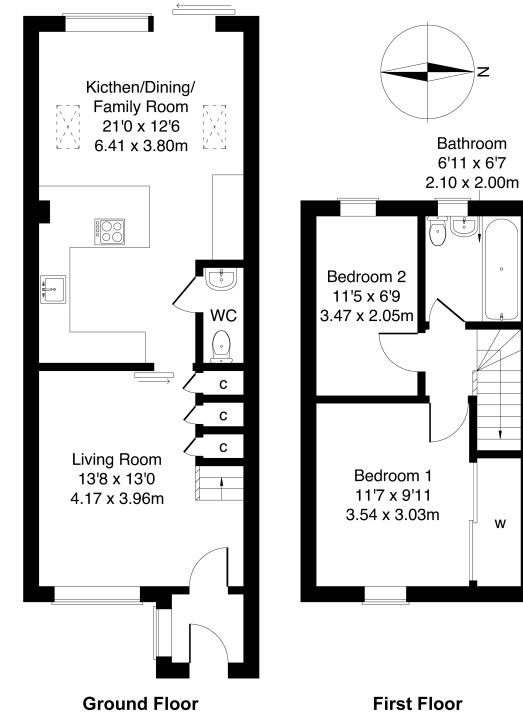
A charming stained glass door opens into a welcoming vestibule leading to a front-facing living room featuring continuous LVP flooring throughout the ground floor, a wall-mounted TV point, and built-in understairs storage cupboards. Set off the lounge, with access to a convenient WC, the kitchen has a bespoke extension creating a further family/dining area, complemented by a particularly large dining/social space, effectively providing an additional main living area. Large patio doors lead to a decked patio, with skylight windows and a wall-mounted TV point, enhancing the bright and airy atmosphere. With its south-west facing garden, the property benefits from natural light throughout the day, creating a bright and functional home ideal for both relaxation and entertaining. 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. Bedroom one is bright and very spacious with a large built-in wardrobe with full-length mirrored doors. The second bedroom offers flexibility for a variety of uses—ideal as a guest room, home office, gym, or creative space.



**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.









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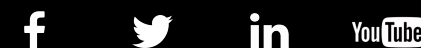
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Estate Agents and Solicitors



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