



**Thorntons**   
The right way to move

## 8 Fentoun Gait Gullane

East Lothian, EH31 2EJ





## Summary

Located in the sought-after coastal village of Gullane, this three-bedroom, two-bathroom detached cottage sits behind a beautiful mature garden, with a sunny and secluded seating area to the rear. There is also a driveway for multi-car private parking. The interior of the cottage is versatile, with multiple living areas, and offers potential for upgrades. Additionally, there is an attic with scope for development, subject to the required planning permissions. Outside the home, the property enjoys easy access to convenient village amenities, including pubs and restaurants, world-renowned golf courses, schools, idyllic beaches 10 minutes away, and transport links.

Extras: All fitted floor and window coverings and light fittings are included.

## Features

- Detached cottage in desirable Gullane
- Quiet cul-de-sac setting
- Entrance vestibule and hall with storage
- Dual-aspect living room with garden access
- Second versatile sitting room with access to:
- South-facing conservatory
- Bright breakfasting kitchen
- Principal suite with walk-in wardrobe and shower room
- Two further bedrooms (one with storage)
- Bathroom with shower-over-bath
- Attic with potential (STPP)
- Attractive secluded gardens, south-facing to the rear
- Private multi-car driveway
- Gas central heating and double-glazing



"The surprisingly spacious three-bedroom cottage is complemented by beautiful gardens and private parking."





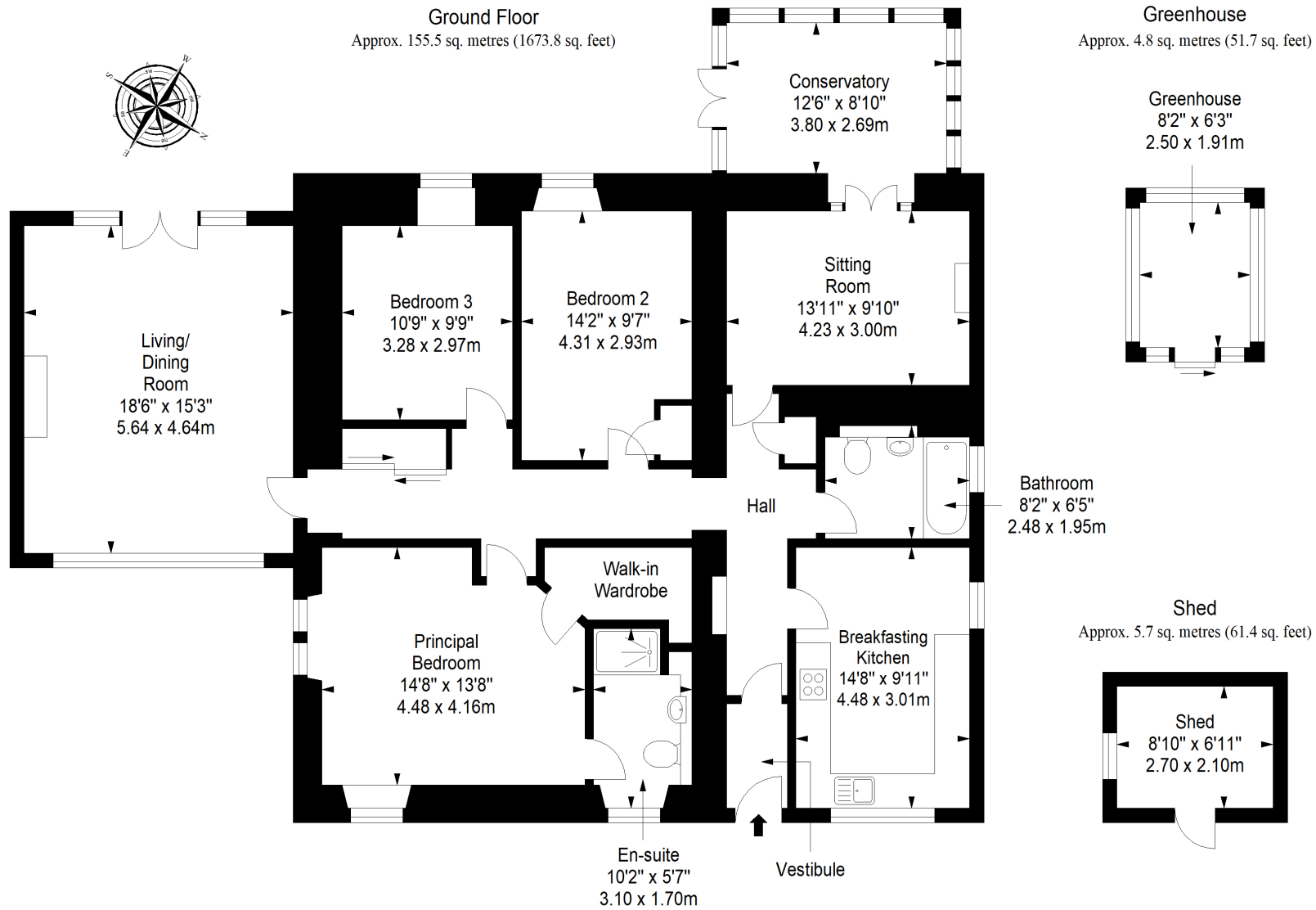




“Gullane is famed for its golf courses and sandy beach. There are good village amenities and Edinburgh is accessible in 40 minutes by car.”



# Floorplan



Total area: approx. 166.0 sq. metres (1786.9 sq. feet)



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