



## 7 Middleshot Road

Gullane, EH31 2DG



Situated In A Well-sought After Area, This Nicely Proportioned Bungalow Offers Bright And Spacious Accommodation Including Two Double Bedrooms And Is Perfectly Located Close To Local Shops And Amenities. With Scope To Modernise, The Property Benefits From Private Front And Rear Gardens, Car Garaae And Off-street Parkina.



Situated within this popular and desirable residential area, 7 Middleshot Road is a spacious, semi-detached bungalow enjoying a peaceful corner position within this cul-de-sac. With scope to modernise and upgrade, the bungalow has been extended in previous years and would be ideal for those seeking ground floor accommodation, close to a full range of local shops and amenities within this highly regarded village. Internally, the accommodation is nicely proportioned and includes two double bedrooms, dining kitchen and lounge, whilst the external benefits from fully enclosed front and rear gardens, private parking on driveway and a single car garage.

#### LOCATION

Gullane is a popular and attractive village which lies approximately 20 miles East of Edinburgh. Famous for its stunning coastline and renowned golf courses, Gullane offers a superb range of local shops and restaurants as well as a local health centre and bowling green. The village offers a reputable primary school with secondary schooling at the highly regarded North Berwick High School. With easy access to the major road networks, good bus services and Drem Railway station approximately 4 miles distant, the village is well suited for those commuting to Edinburgh whilst enjoying the sandy beaches on your doorstep.

#### ACCOMMODATION SUMMARY

Entrance Hallway, Lounge, Dining Kitchen, Rear Hallway, Conservatory, Two Double Bedrooms and Bathroom. Single Car Garage, Private Parking on Driveway, Front and Rear Gardens.

#### KEY FEATURES

- Located Within a Popular Residential Area
- Semi-Detached Bungalow with Two Double Bedrooms
- Scope to Modernise and Upgrade to Individual Tastes
- Situated Close to a Range of Local Shops and Amenities
- Fully Enclosed Front and Rear Gardens
- Car Garage with Private Parking on Driveway

#### ACCOMMODATION

The spacious lounge overlooks the front of the property and features a shelved recess with storage cupboards below as well as a decorative, open fire place with gas fire. A further door leads through to the dining kitchen at the rear which is fitted with a good range of walls and base units, includes an integrated oven and hob, room for additional slot-in appliances and offers ample space for a dining table. From the kitchen, the rear hallway leads through to the bright conservatory; a perfect spot for relaxing with garden views and door leading out to the rear. The master bedroom overlooks the rear and is generous in size having been previously extended, whilst bedroom two is positioned to the front and benefits from built in storage options. Featuring a three piece suite, the bathroom is fully tiled and includes a bath with shower over as well as built in storage cupboards.

#### EXTERNAL

A good-sized, fully enclosed garden lies to the rear featuring a large paved area ideal for outdoor furnishings, as well as a section laid to lawn. A useful shed, greenhouse and external

store believed to be an old air raid shelter, lay in the far corner of the garden. A pedestrian door provides access to the car garage from the rear garden. At the front, a small area of low maintenance garden lies either side of the pathway and a lengthy with a single car garage are located to the side providing private, off-street parking.

#### SERVICES

Mains electricity, water, gas and drainage. Double glazing. Gas central heating.

#### MEASUREMENTS

Lounge	4.30m x 3.68m
Dining Kitchen	4.05m x 3.26m
Bedroom One	4.80m x 3.70m
Bedroom Two	3.62m x 3.68m

#### COUNCIL TAX

Band D

#### ENERGY EFFICIENCY

Rating D

#### VIEWING

To arrange a viewing contact the selling agents, Hastings Legal on 01573 225 999 - lines open until 10pm 7 days a week.

#### MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.