



GSB Properties
22 Hardgate
Haddington, EH41 3JS

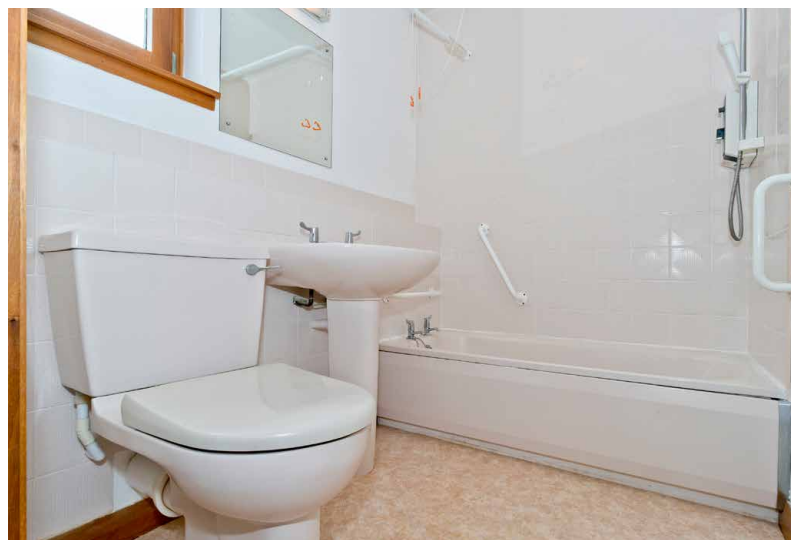
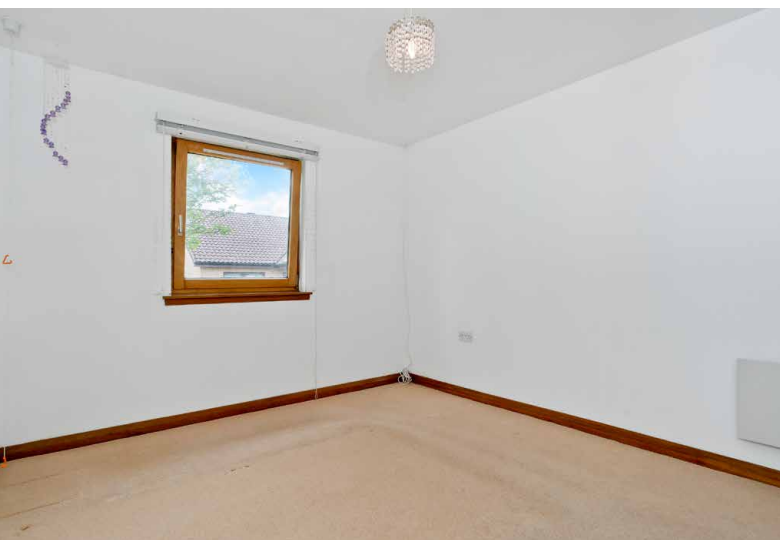


15 MUIRFIELD HOUSE

GULLANE, EAST LOTHIAN, EH31 2EL

Forming part of an established retirement development in the exclusive seaside town of Gullane, this modern one-bedroom end-terrace bungalow offers spacious neutral interiors, plus access to shared landscaped gardens, private residents' parking, and an excellent range of facilities and social activities.

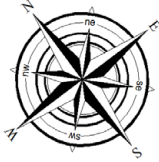




PROPERTY FEATURES

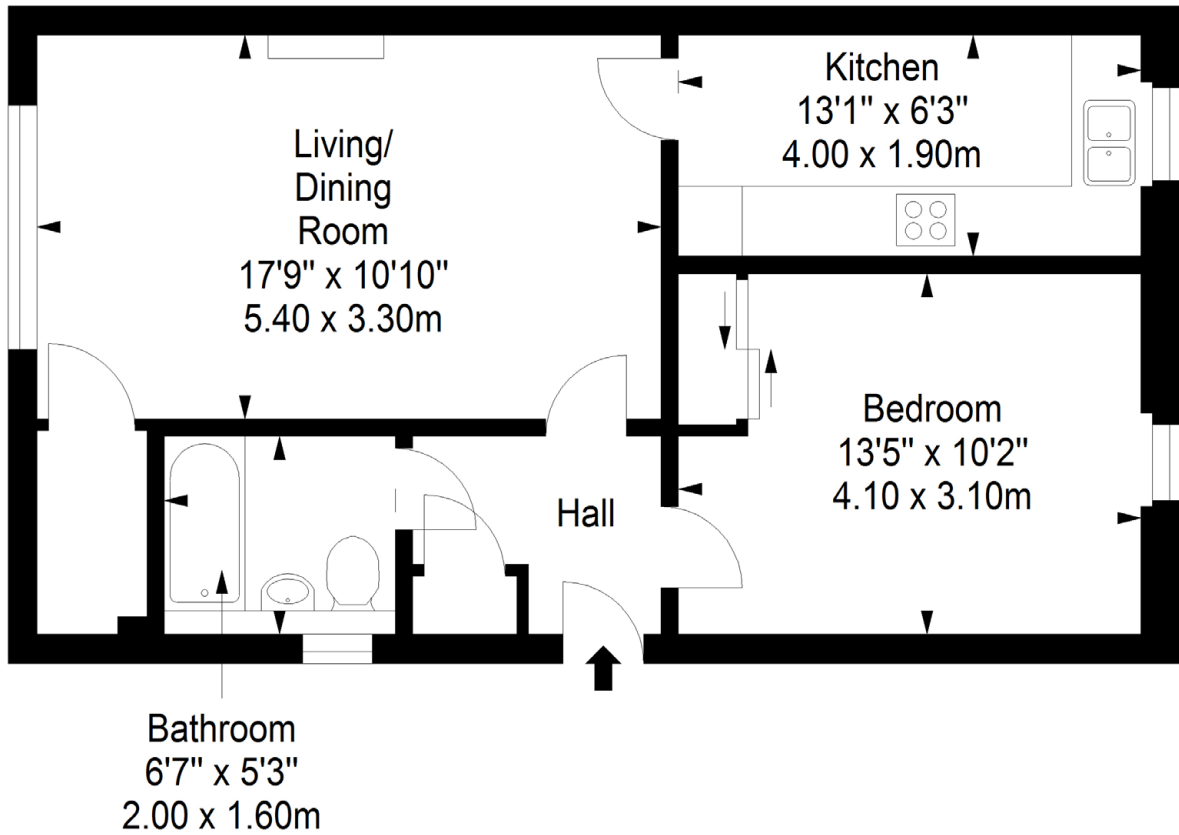
- End-terrace bungalow
- Established retirement development
- Sought-after seaside town
- Entrance hall with a cupboard
- Versatile living/dining room
- Good-sized double bedroom with storage
- Well-appointed kitchen
- Bright three-piece bathroom
- Excellent storage throughout
- Residents' lounge and guest suite
- House manager and alarm system
- Electric heating and double glazing
- Landscaped garden grounds
- Private residents' parking
- EPC - D

Extras: Included in the sale are all fitted floor coverings, light fittings, integrated kitchen appliances, washing machine and fridge.



Ground Floor

Approx. 49.2 sq. metres (529.6 sq. feet)



Total area: approx. 49.2 sq. metres (529.6 sq. feet)

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.



1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.