

COULTERS<sup>©</sup>

WELCOME TO:

# MUIRFIELD APARTMENTS

7 Muirfield Apartments, Gullane, East Lothian, EH31 2HZ



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## MUIRFIELD APARTMENTS AT A GLANCE:



Highly sought-after coastal location



Two-bedroom contemporary flat



Spacious and bright living room



Gullane Golf Club nearby



Gullane Beach in walking distance



Well-regarded schooling close by

### EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. All white goods are included as well.



## A LITTLE BIT ABOUT THE PROPERTY:

Situated in Gullane one of East Lothian's most prestigious and pretty villages, this is a well-presented two-bedroom contemporary apartment. On the ground floor of a modern development with a quiet cul-de-sac location it offers excellent accommodation in walk-in condition. With allocated parking and close to one of Scotland's top ten beaches, as well as world-renowned golf courses and local amenities this is a superb opportunity for an investor or professional.

- Spacious and light twin-windowed living room adjacent to the kitchen
- Well-presented kitchen with white splashback tiling, ample wall and floor units and workspace. Integrated appliances include fridge/freezer and oven and hob
- A generous principal carpeted double bedroom with stylish built-in double wardrobe. Features an attractive walk-in ensuite shower room with hidden cistern WC and washbasin built into storage
- A second comfortable double bedroom with built-in double wardrobe
- Bathroom with three-piece white suite featuring hidden cistern WC and washbasin built into storage
- Secure entry system
- Gas central heating and double glazing throughout
- Allocated residents parking
- Landscaped grounds





## LOCATION, LOCATION, LOCATION:

Gullane is an idyllic picturesque village less than 45 minutes' drive from Edinburgh city centre. There are good local amenities including an optician, chemist, a Margiotta and Co-op, as well as the Goose on the Green and Cherish cafés. Popular pubs and restaurants include The Old Clubhouse, The Main Course and Tom Kitchin's the Bonnie Badger. Further leisure and retail amenities including an Aldi and Tesco are ten minutes away in North Berwick which boasts a bustling high street.

For recreational opportunities you are spoilt for choice with walks on the beautiful Gullane beach (recently named in the top ten of Scottish beaches), or in the East Lothian countryside, tennis at

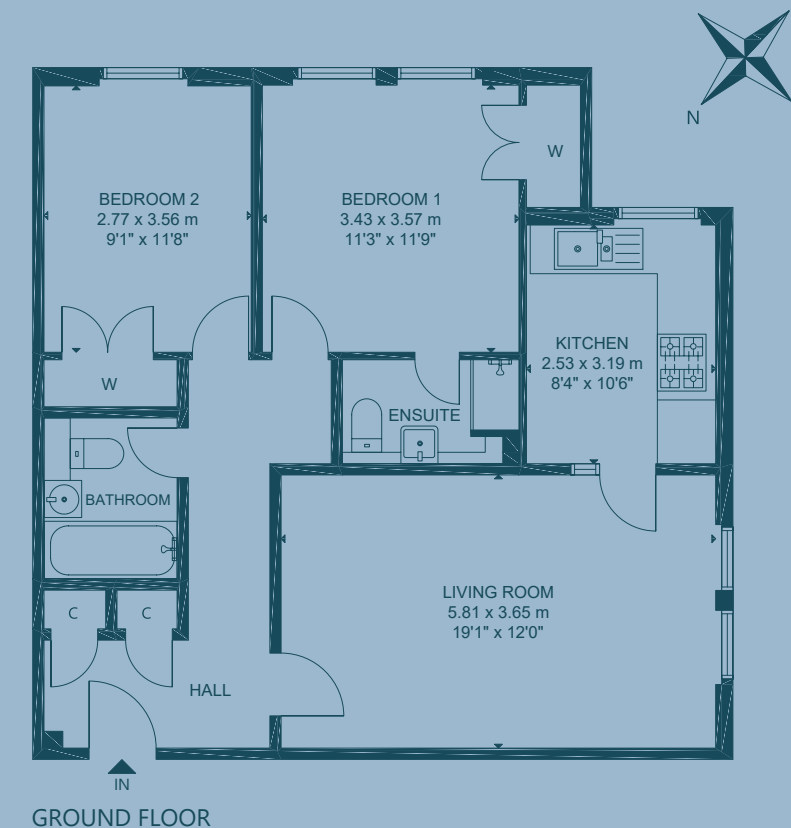
the Gullane Tennis Club, or golf on one of the world-renowned courses which include Muirfield and nearby Archerfield. North Berwick has a sports centre with swimming pool and fitness classes.

Highly regarded schooling is available at Gullane Primary School and North Berwick High School. There is private schooling at Compass in Haddington, Belhaven Hill in Dunbar and Loretto in Musselburgh. Edinburgh schooling options are easily accessed.

Regular train services from Drem and North Berwick take you into Edinburgh's city centre in less than thirty minutes and the City Bypass is within easy reach.



## FLOOR PLAN:



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Approx. Gross Internal Area

807 Sq Ft - 75 Sq M

For identification only. Not to scale.

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HEAR FROM YOU:

✉ [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

☎ 0131 603 7333

🌐 [coultersproperty.co.uk](http://coultersproperty.co.uk)

