



GILSON GRAY

LAW • PROPERTY • FINANCE

12 MUIRFIELD HOUSE

Gullane, East Lothian, EH31 2EL



SHELTERED HOUSING DEVELOPMENT IN GULLANE

Forming part of a sheltered housing development in desirable Gullane, this end-terrace bungalow includes two bedrooms, a generous reception room, a kitchen, and a bathroom, plus access to shared gardens and private residents' parking. The development lies within easy strolling distance of the town's amenities, including shops, everyday essential services, transport links, excellent golf courses, and scenic open spaces, including the beach.

The front door opens into a hall with built-in storage. On your left, double doors open into a generous reception room, occupying a spacious footprint which allows ample room for configurations of both lounge and dining furniture. The southwest-facing reception room enjoys neutral décor, a fitted carpet, and a fireplace surround. The kitchen is conveniently accessed from the living and dining room and is fitted with a selection of classically styled wall and base cabinets, framed by workspace and splashbacks. The kitchen also affords access to the rear garden.

The bungalow accommodates two bedrooms – one spacious double and a good-sized single. The bedrooms both incorporate built-in wardrobes. Finally, the bathroom comprises a bath with an overhead shower, a pedestal basin, and a WC.

Externally, the home benefits from access to shared gardens and private residents' parking. The property also has a 24-hour Careline alarm system and the development has a manager five days per week.

Extras: Integrated kitchen appliances comprising a double oven, a hob, an extractor fan, a fridge, and a freezer, as well as a freestanding washing machine and dishwasher will be included in the sale. The furniture is also available by separate negotiation. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Sheltered housing development in Gullane
- End-terrace bungalow
- Entrance hall with storage
- Spacious living/dining room
- Kitchen with garden access
- One double bedroom
- One single bedroom
- Three-piece bathroom
- Communal gardens
- Private residents' parking
- Careline alarm system

EPC RATING:

E

COUNCIL TAX BAND:

E

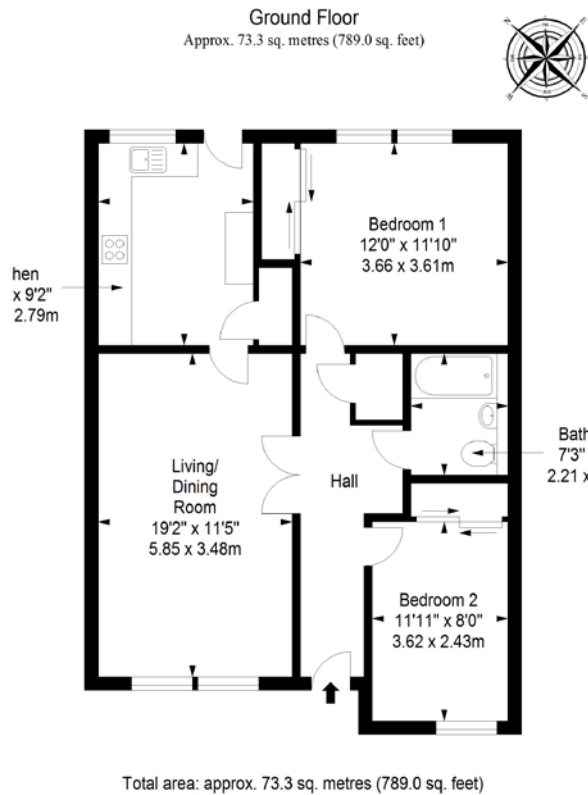
VIEWINGS

By appointment with Gilson Gray on 01620 893 481

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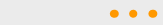
GULLANE, EAST LoTHIAN

Gullane is a sought-after and charming historic village, situated on the breath-taking East Lothian coast and within easy reach of Edinburgh city centre. The stretch of coastline at Gullane, is a haven for birdlife; walks through the dunes offer exhilarating views across the Firth of Forth to Fife. Within the village's bustling main street, there are good local shops catering for everyday requirements as well as independent shops, art galleries, coffee shops, and award-winning restaurants. The vibrant town of North Berwick (5 miles away) and the historic market town of Haddington (7.5 miles away) have a wider range of independent retailers and supermarkets. The surrounding area offers a host of opportunities for the outdoor enthusiast, including sailing clubs, tennis clubs, golfing and horse riding facilities. Gullane is known as one of the best areas for golfing and boasts Gullane No. 1, widely regarded as one of the finest courses in Scotland. Gullane Primary School is nearby, while secondary schooling can be found at highly-regarded North Berwick High school. The proximity of Drem Railway Station, which has regular services to Edinburgh Waverley, makes the area a highly desirable location for those commuting by train, while the nearby A1 will take you to Edinburgh by car in around 30 minutes.



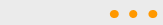
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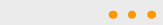
GLASGOW

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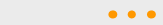
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