

COMPTONS

# MUIRFIELD COTTAGE, 12 VARDON RD

GULLANE, EAST LoTHIAN, EH31 2ED

 5 BED  3 BATH  5 PUBLIC



## TAKE A LOOK INSIDE

A recently renovated 18th century stone built family home with separate self contained one bedroom bothy.

This beautifully presented property is quietly situated within approximately ½ acre of grounds on the East edge of highly desirable Gullane.

## KEY FEATURES



Detached traditional family home with separate bothy



Four double bedrooms plus one bedroom in bothy



Large South facing rear garden



Extensive driveway for multiple cars and double garage

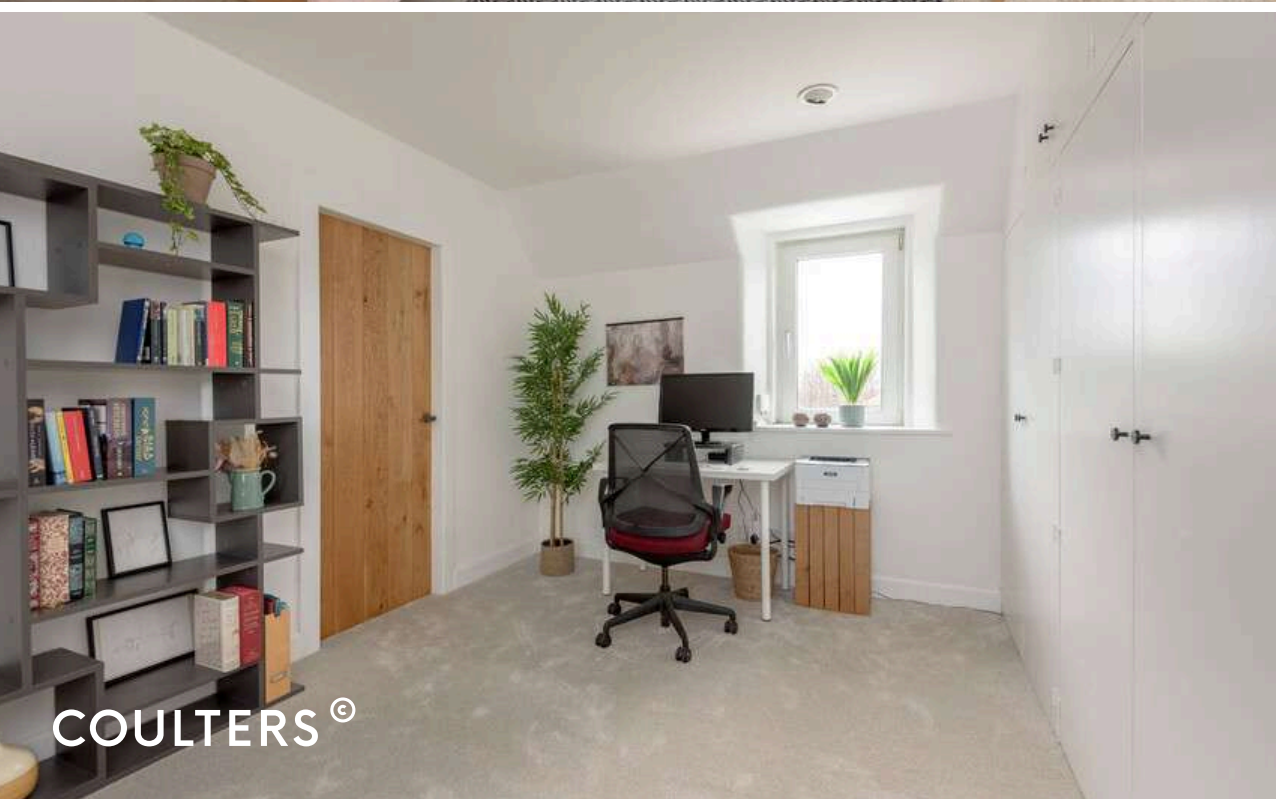


Quiet location close to local amenities



Walking distance of school, golf courses and beach





## MORE INFORMATION

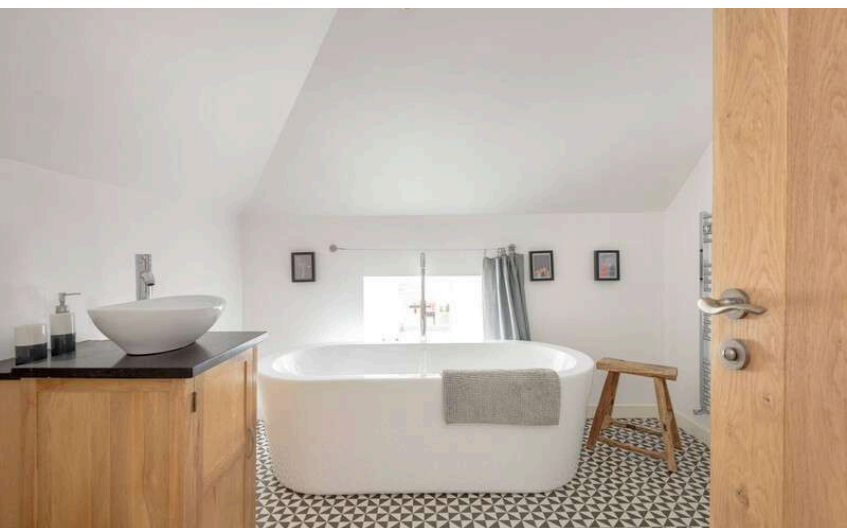
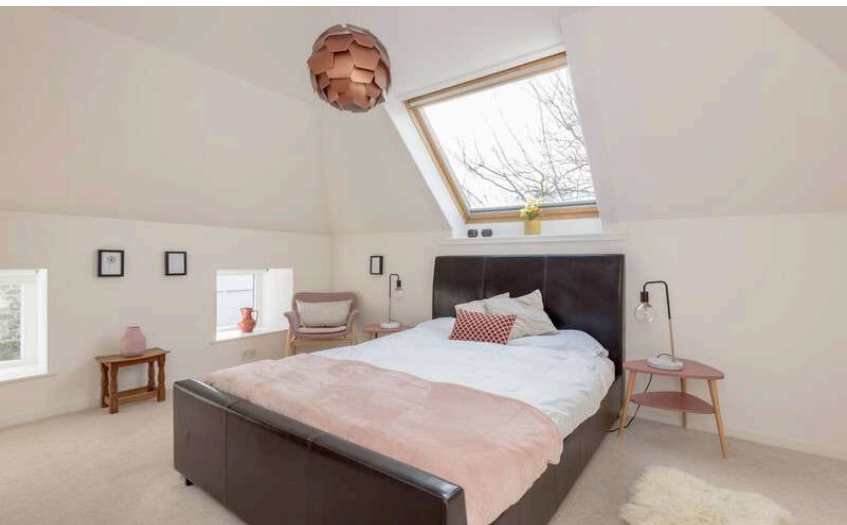
The property benefits from a South facing walled garden with open outlook, double garage with sauna and large front garden with driveway for multiple cars.

The main house comprises; entrance porch, sitting room with wood burning stove, conservatory, family room, large dining kitchen, double bedroom, utility room and WC on the ground floor.

On the first floor; principle bedroom with walk in wardrobe and spacious ensuite, two further double bedrooms, shower room and open hallway currently used as a study space.

The self contained bothy has also been fully renovated and provides a fantastic addition to the house with breakfasting kitchen, sitting room, double bedroom and bathroom.

This immaculately presented family home has been renovated to a wonderful standard, providing an exceptional family home with flexible accomodation in turn key condition.







## THE LOCAL AREA

Gullane is an idyllic, highly desirable coastal village situated less than 45 minutes East of Edinburgh. Its world renowned golf courses and stunning sandy beaches with breath taking views make it a popular location for families and golfers alike.

There are a variety of local amenities including an optician, chemist, a Margiotta and Co-op, alongside a number of popular local restaurants and cafes, and with world renowned golf courses on your doorstep this property is ideally situated.

Highly regarded schooling is available at Gullane Primary School and North Berwick High School. 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.

## EXTRAS

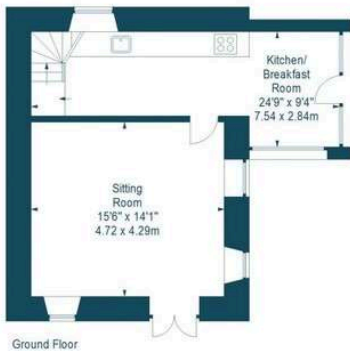
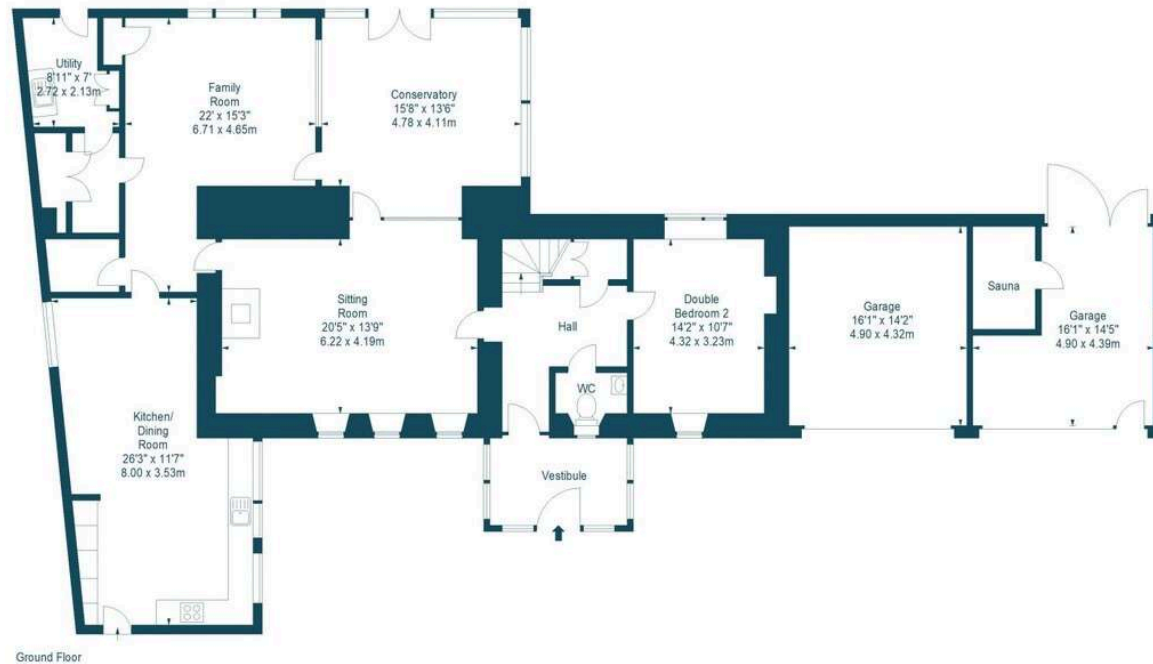
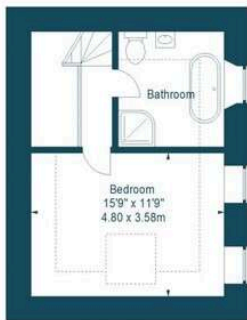
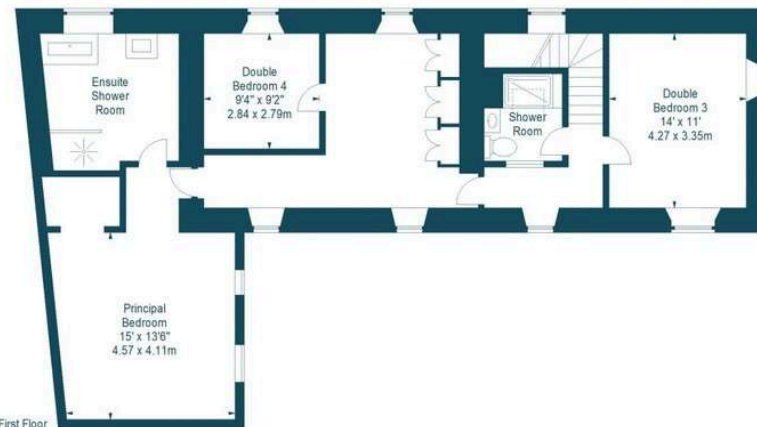
All Integrated appliances, fixtures and fittings included in the sale. Free standing washing machine excluded. Free standing fridge/freezer by separate negotiation.



Muirfield Cottage,  
Vardon Road,  
Gullane,  
East Lothian, EH31 2ED



Approx. Gross Internal Area  
3363 Sq Ft - 312.42 Sq M  
(Including Garages & Sauna)  
Out Buildings  
Approx. Gross Internal Area  
750 Sq Ft - 69.68 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.