



GILSON GRAY

LAW • PROPERTY • FINANCE

13 MUIRFIELD STATION

Gullane, East Lothian, EH31 2HY



Offering beautifully presented accommodation, with modern fixtures and fittings and a neutral palette of décor throughout, this four-bedroom, two-shower room (plus a separate WC) detached house in Gullane represents an ideal home for families and is situated within a quiet, established residential development. It is accompanied by a south-facing garden and private parking, and it lies close to the amenities Gullane has to offer. These include a range of shops for everyday essentials, a primary school, transport links across the county and further afield, a selection of cafés and highly regarded restaurants, excellent golf facilities, and beautiful outdoor spaces, including the beach. Extras: Integrated kitchen appliances comprising a double oven, a gas hob, and an extractor hood will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Detached house in desirable Gullane
- Well-presented, modern interiors
- Entrance hallway with built-in storage
- Elegant living room
- Spacious, versatile family room
- Well-appointed dining kitchen with a breakfast bar, bi-folding doors, and a utility room with a WC
- Principal bedroom with built-in wardrobe and en-suite shower room
- Three further double bedrooms
- Useful floored loft
- Stylish family shower room with rainfall shower
- Landscaped, south-facing rear garden
- Private double driveway







"THE DINING KITCHEN HAS
FABULOUS BI-FOLDING
DOORS OPENING ONTO THE
GARDEN - PERFECT FOR
ENTERTAINING!"





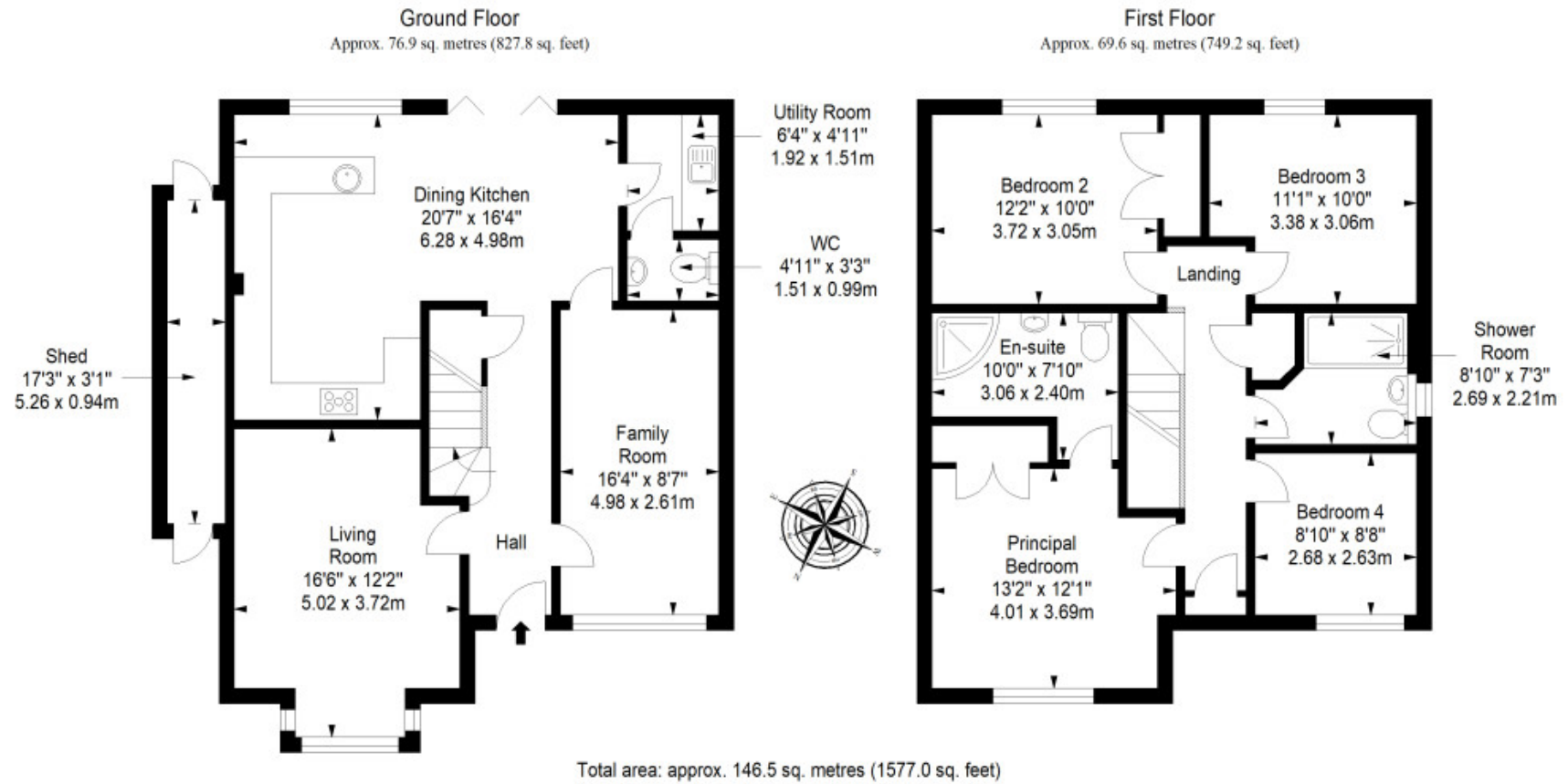
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481





GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

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EH39 4AG
01620 893 481



DUNDEE

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DD1 1QN
01382 201 000



BORDERS

01890 880 008



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