

COULTERS®



21 MUIRFIELD APARTMENTS

GULLANE, EAST LOTHIAN, EH31 2HZ

2 BED

2 BATH

1 PUBLIC



TAKE A LOOK INSIDE

21 Muirfield Apartments is an immaculately presented 2 bedroom second floor flat situated within a desirable modern apartment block in the highly sought-after area of Gullane.

The property is in move-in condition and can be sold with the contents and furniture.

KEY FEATURES

- Immaculately presented second floor flat.
- Two double bedrooms, one with an ensuite.
- Superb views.
- Allocated parking space.
- Highly desirable location, close to excellent local amenities.
- Gas central heating and double glazing.



The accommodation comprises - wide and welcoming entrance hall with two storage cupboards; sitting/dining room with lovely views and an open archway leading to the newly fitted kitchen; principal bedroom with fitted wardrobe and ensuite shower room; double bedroom 2 with fitted wardrobe; and bathroom.

The flat is flooded with natural light all day as the bedrooms face east to benefit from the morning sun and the kitchen and sitting room have a west facing aspect for the afternoon and evening sunshine.

Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout. The property has an allocated parking space (number 21).



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 a GP surgery, an optician, chemist, a Margiotta/Waitrose and Co-op, alongside a number of popular local restaurants and cafes and golf courses within walking distance.

Regular train services from Drem and North Berwick take you into Edinburgh's city centre in less than thirty minutes and there is also regular bus services that run from North Berwick into the city centre via Gullane.

EXTRAS

All fitted floor coverings, blinds and light fittings are included in the sale price as are the integrated kitchen appliances and the fridge/freezer. All furniture and contents can be included in the sale.

James Gibb are the factors for the development and the average monthly costs are £92 which includes building insurance.

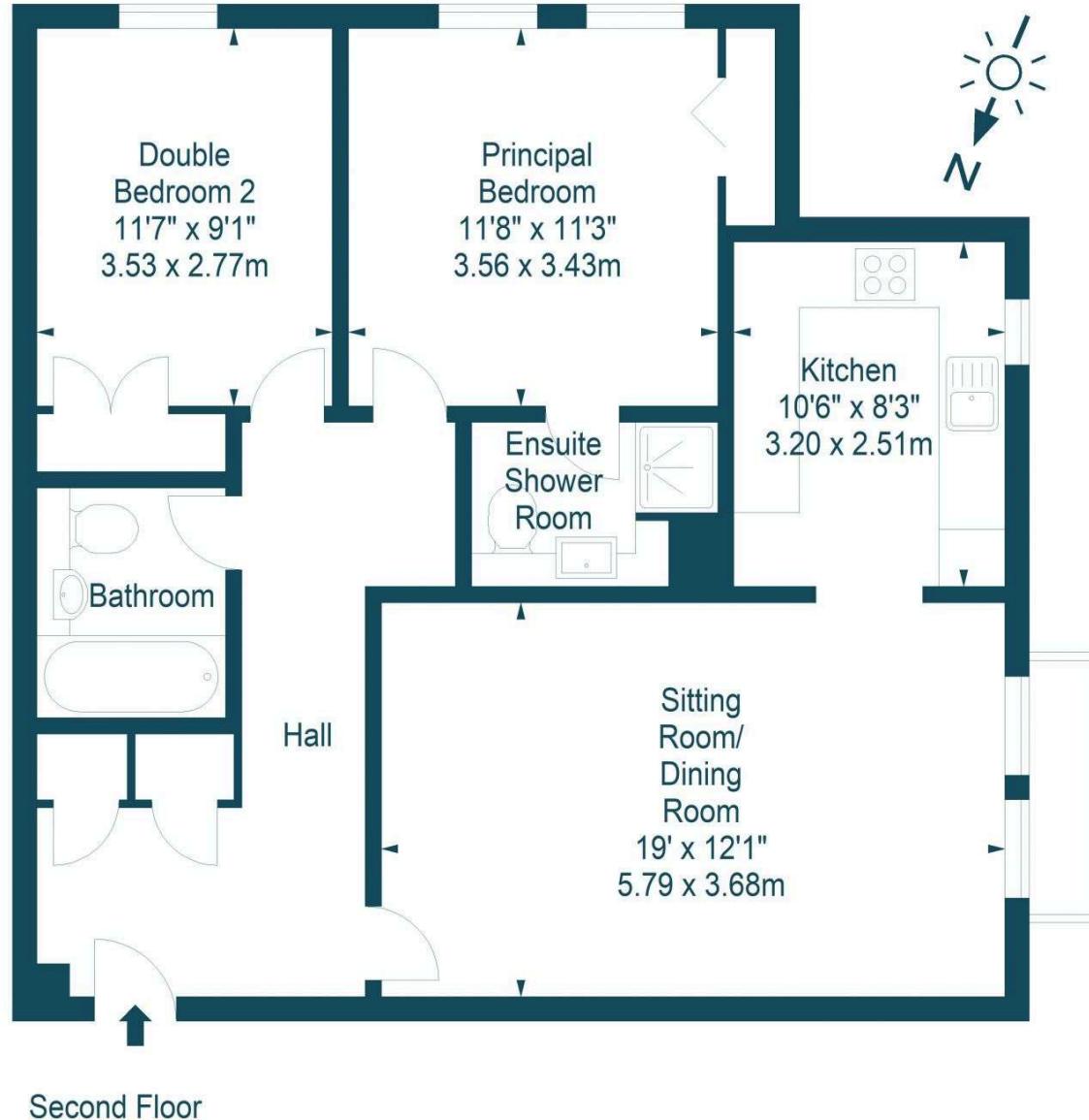


COULTERS®

**Muirfield Apartments,
Muirfield Station,
Gullane,
East Lothian, EH31 2HZ**



Approx. Gross Internal Area
825 Sq Ft - 76.64 Sq M
For identification only. Not to scale.
© SquareFoot 2024



GET IN TOUCH

www.coultersproperty.co.uk

01620 671837

enquiries@coultersproperty.co.uk

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.