

COULTERS ©

# 10 MUIRFIELD APARTMENTS

GULLANE, EAST LOTHIAN, EH31 2HZ

 2 BED  2 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Forming part of a modern development 10 Muirfield Apartments is a bright and spacious 2 bedroom first floor situated in the sought after village of Gullane.

The property, ideal as a holiday rental home or permanent residence, benefits from well maintained communal garden grounds, an allocated parking space and is within easy reach of a good selection of shops and restaurants, renowned sandy beaches and golf courses.

## KEY FEATURES



Modern first floor flat in an established development



Two double bedrooms, one with ensuite



Private balcony and well maintained communal grounds



Allocated parking space



Located close to excellent local amenities, the beach and golf courses



Ideal as a permanent residence or a holiday home



EPC Rating - B



Council Tax Band - E



The well proportioned accommodation, which is accessed via a secure entry phone system, comprises – welcoming hallway with two storage cupboards; spacious sitting room with twin windows overlooking the balcony; kitchen fitted with a good selection of units and integrated appliances; principal bedroom with built in wardrobes and ensuite shower room; double bedroom 2 with built in wardrobes; and a bathroom.



# 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 fitted flooring, curtains, blinds, light fittings, gas hob, oven, fridge/freezer, dishwasher and washing machine are included in the sale.

The development is factored and maintained by James Gibb with an approximated annual charge of £900.

**HOME REPORT VALUATION: £250,000**



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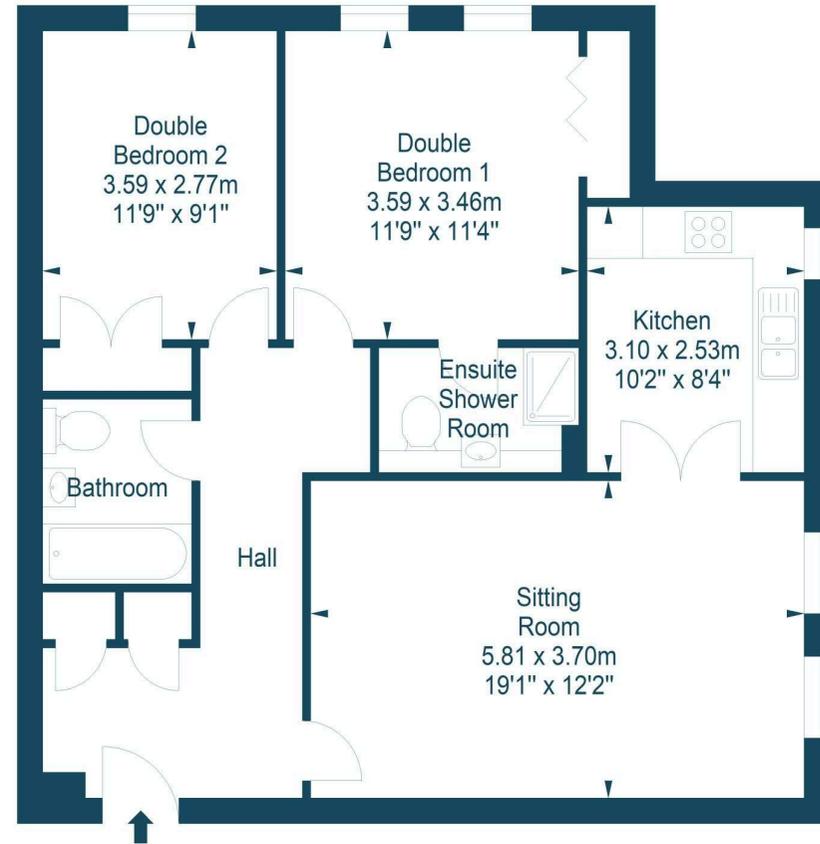


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**Muirfield Apartments,  
Gullane, EH31 2HZ**



Approx. Gross Internal Area  
75.90 Sq M - 817 Sq Ft  
For identification only. Not to scale.  
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Ground Floor

## 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.