

COULTERS[©]



15 MARINE HOUSE MUIRFIELD DRIVE

GULLANE, EH31 2ER

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Immaculately presented 1 bedroom first floor flat situated within a desirable and exclusive conversion which was completed by CALA Homes. There are quality fixtures and fittings, an appealing layout and excellent storage. Situated to the rear of the building with a wonderful open outlook towards the Lammermuir Hills. There is an allocated parking space and further visitor parking.

KEY FEATURES



Stunning apartment in exclusive development



Generous open plan living



One double bedroom with dressing room



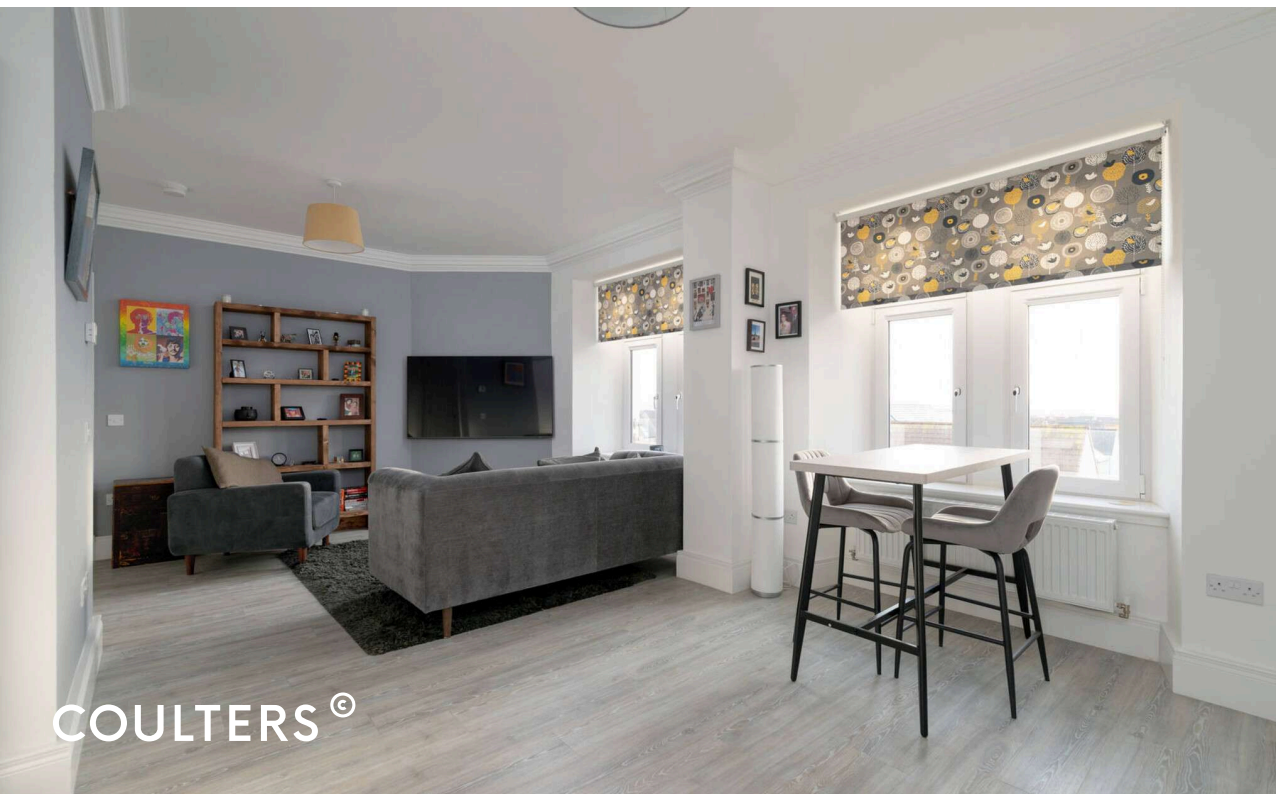
Lift access and allocated parking space



Sought after residential area



Close to shops, restaurants and beaches





The property is ideally situated for the superb amenities that Gullane has to offer including a Margiotta supermarket, a Co-op, popular cafes and restaurants, along with the wonderful beaches and golf courses.

The light and airy apartment, which benefits from high ceilings and light decoraton, is accessed from an impressive and well kept communal entrance hall with an original staircase, there is also the convenience of lift access to all floors. Welcoming entrance hall with two storage cupboards; bright sitting/dining/kitchen with lovely views an excellent selection of fitted units with integrated appliances with ample room for dining and relaxing; principal bedroom with walk in wardrobe and 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 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.

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 119).

Ross & Liddell are the factors for the development and the average annual costs are £1100.

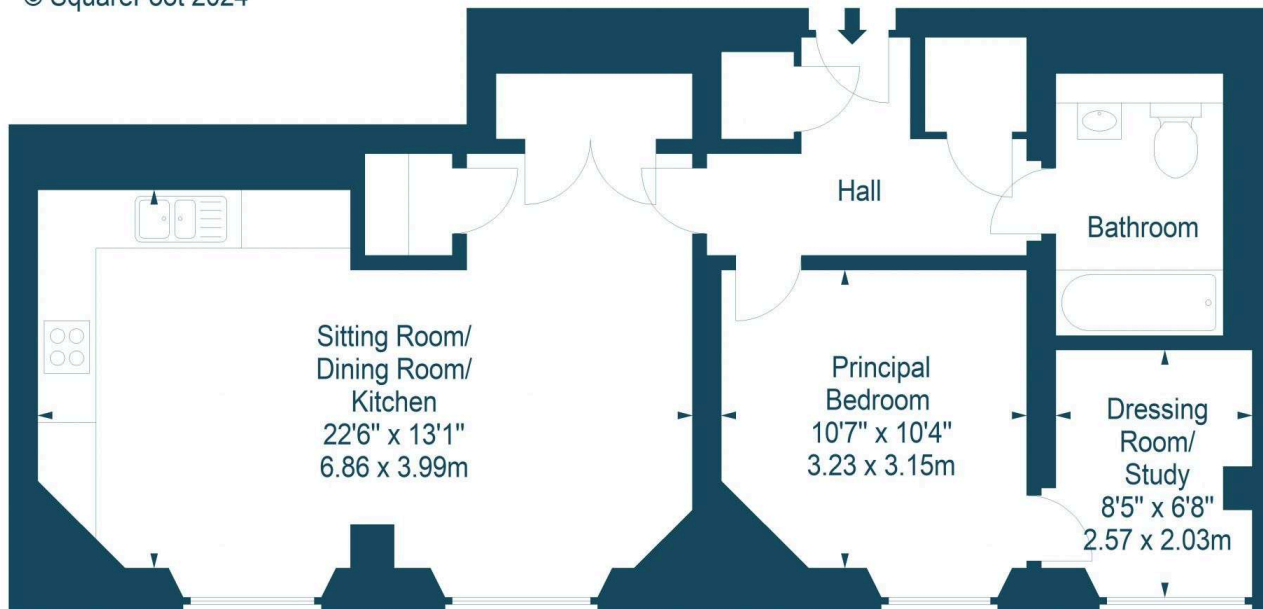




Marine House,
Muirfield Drive,
Gullane,
East Lothian, EH31 2ER



Approx. Gross Internal Area
676 Sq Ft - 62.80 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Second Floor

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.