

34 MUIRFIELD PARK

Gullane, East Lothian, EH31 2DY

PEACEFULLY SITUATED
in Gullane



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The interior offers five comfortably carpeted double bedrooms.

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Gullane is a charming historic village that boasts famous golf courses






34 MUIRFIELD
PARK

PROPERTY NAME

34 Muirfield Park

LOCATION

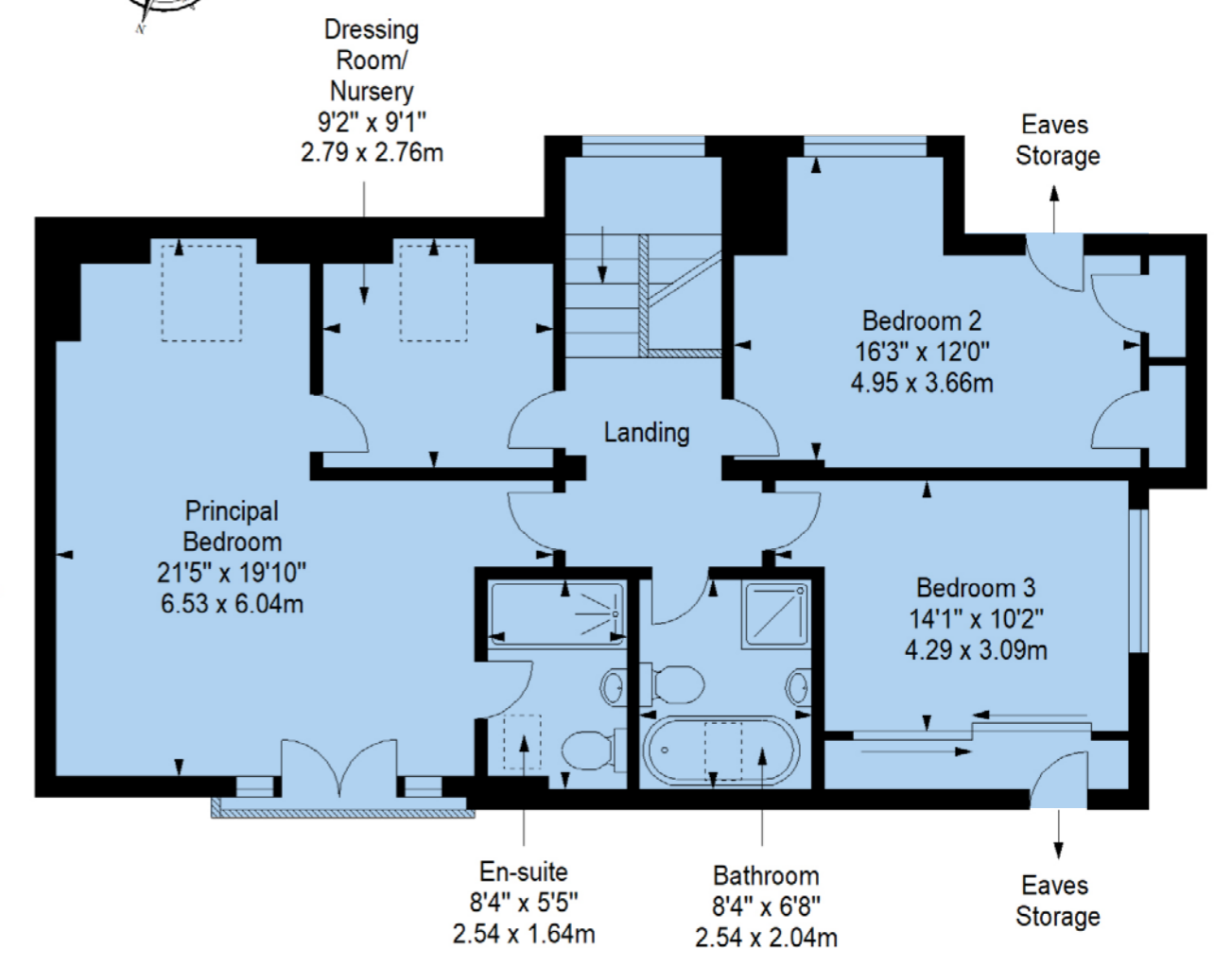
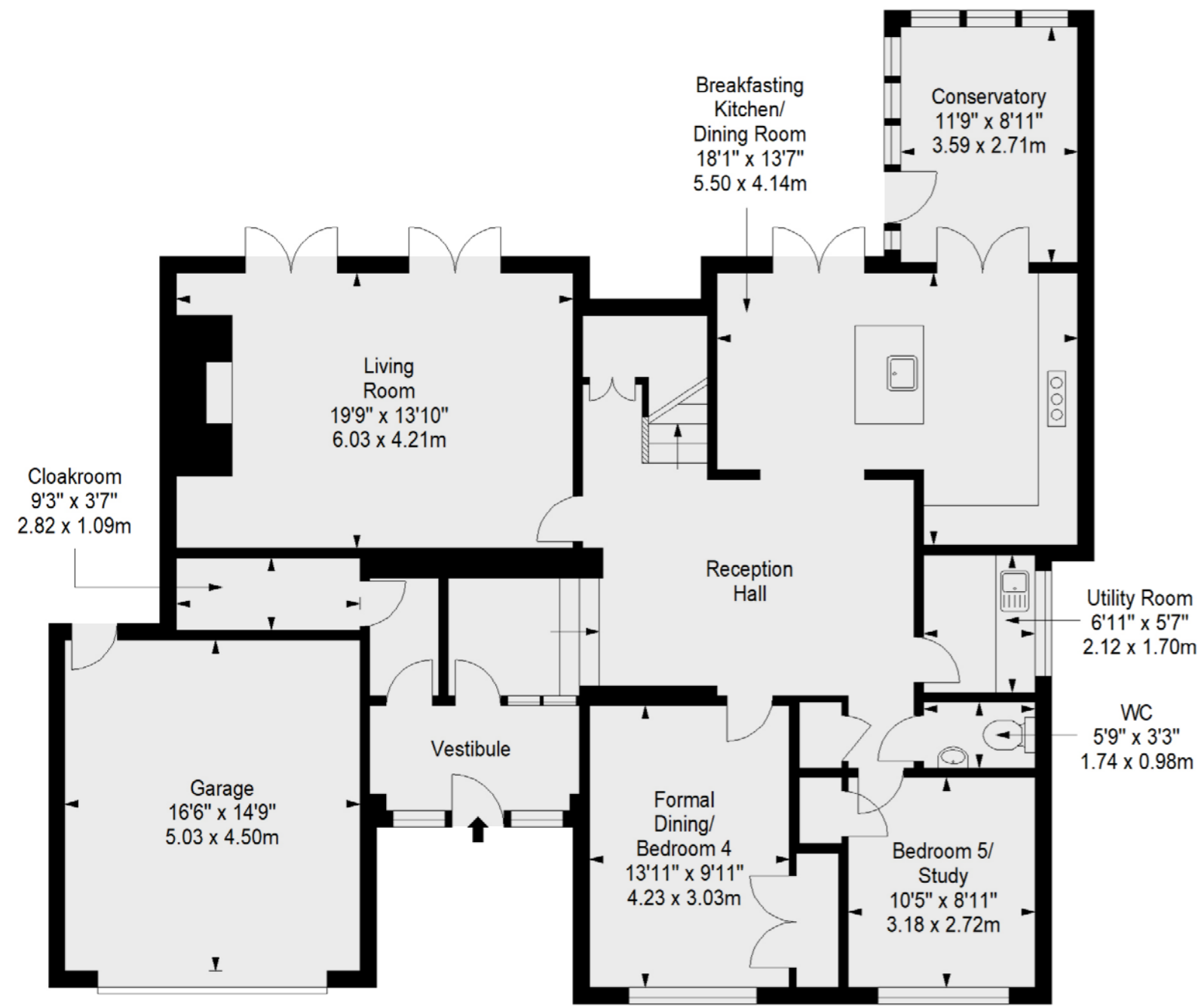
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APPROXIMATE TOTAL AREA:

242.3 sq. metres (2608.2 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.



WELCOME TO 34 MUIRFIELD PARK



Quietly positioned in the charming coastal village of Gullane, less than an hour's drive from Edinburgh, this five-bedroom detached house offers all the space and versatility required for the varied demands of family living. Its stylish interiors promise a comfortable home with multiple living areas and washrooms. Additionally, there is a secure south-facing garden and multi-car private parking, including a garage.

GENERAL FEATURES

Substantial detached house in the coastal village of Gullane
 Walking distance to the beach and amenities
 Attractive on-trend interiors
 Ample space and versatility for families
 EPC Rating - C | Council Tax band - G

ACCOMMODATION FEATURES

Practical vestibule with cloakroom
 Inviting reception hall with WC and storage
 South-facing living room with garden access
 South-facing integrated breakfast/dining kitchen, with access to:
 Multi-purpose south-facing conservatory
 Luxury principal suite with dressing room/nursery and shower room
 Four further double bedrooms (three with storage)
 Four-piece family bathroom
 Gas central heating and double glazing

EXTERIOR FEATURES

Generous gardens, secure and south-facing to the rear
 Private driveway
 Attached double garage with an EV charging point

IMPRESSIVE RECEPTION HALL

with a snug area

The bright vestibule, which includes a practical cloakroom, flows into a reception hall with storage. This spacious hall provides a warm welcome, with soft carpeting underfoot and a cosy seating area framed by striking statement wallpaper.





SOUTH-FACING LIVING ROOM



opening onto
the garden

To the left of the hall is an exceptionally bright and airy living room, complete with double south-facing French doors that open onto the rear garden on warmer days. In colder weather, a wall-mounted living-flame fire serves as an inviting centrepiece for the room, which is carpeted and heightened by accent decoration.

In colder weather, a wall-mounted living-flame fire serves as an inviting centrepiece



SUN-FILLED DINING KITCHEN



and conservatory - a social family hub

Open to the hall is the social heart of the home: an ultra-modern kitchen with a breakfast island, a dining area with south-facing French doors leading to the garden, and an adjoining conservatory currently set up as a second sitting room. This layout is ideally designed for everyday family life and entertaining guests year-round.



The gloss-white kitchen is stylishly lit, with an orange splashback (and matching décor in the dining area) adding a pop of colour. Fully integrated appliances create a streamlined finish and include a dishwasher, fridge, freezer, main oven, combi oven and microwave, an induction hob with an understated hood, and a warming drawer. Next door, a bright utility room, accessed from the hall, provides a discreet space (with plumbing) for laundry appliances.



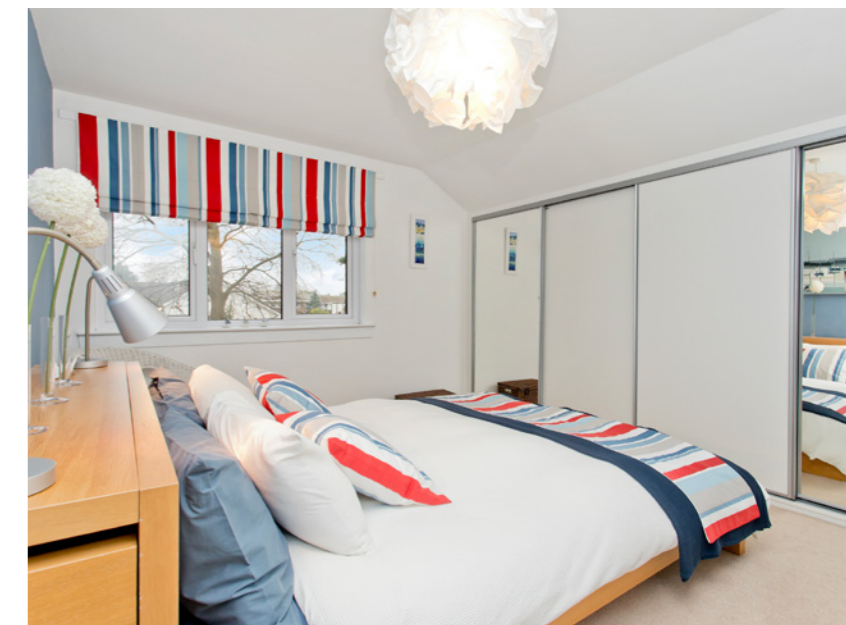


FIVE DOUBLE BEDROOMS



option for study and dining room

The interior offers five comfortably carpeted double bedrooms. Two on the ground floor demonstrate versatility. One (with a fitted wardrobe) is used for formal dining, the other as a study. Upstairs, accessed via a bespoke solid oak staircase from the hall, are the remaining three bedrooms thoughtfully decorated with feature décor. Two of these rooms have fitted wardrobes, while the principal bedroom includes a sky-lit dressing room (or perfect nursery) with separate access from the landing. This sumptuous master bedroom has french doors facing north over the front garden with views across Muirfield Golf Course and the Forth estuary.





The principal bedroom includes a sky-lit dressing room with separate access from the landing





MULTIPLE WASHROOMS

accommodate busy family schedules

The main en-suite houses a shower room with a luxury walk-in shower and underfloor heating, while the first-floor family bathroom includes a freestanding bath, a separate rainfall shower, a feature wall and underfloor heating. Both are chicly tiled and come with vanity storage. A convenient third WC is on the ground floor, reached from the hall.



SECURE SOUTH-FACING GARDEN

safe for children and pets

Externally, the lawned gardens are secure and south-facing to the rear, with a deck for alfresco dining. Shrubbery borders add interest to these well-kept areas. A front mono-block driveway leads to an attached double garage with an EV charging point, providing private parking for multiple vehicles.



GULLANE, EAST LoTHIAN

flanked by the beach and the picturesque countryside

Gullane is a charming historic village that boasts famous golf courses, including Gullane No. 1, widely regarded as one of the finest courses in Scotland.

The stretch of coastline at Gullane, which includes one of East Lothian's best beaches, is a haven for birdlife; walks through the dunes offer exhilarating views across the Firth of Forth to Fife. Within the village's bustling main street, there are good local shops catering for everyday requirements as well as independent shops, art galleries, coffee shops and award-winning restaurants.

The vibrant town of North Berwick (6 miles away) and the historic market town of Haddington (7 miles away) have a wider range of independent retailers and supermarkets. West Fenton is ideally located for enjoying the East Lothian countryside, and the surrounding area offers a host of opportunities for the outdoor enthusiast, including sailing clubs, tennis clubs and horse riding facilities.

For the athletically inclined, there are excellent sports centres in both North Berwick and Haddington, offering a swimming pool, gym and fitness classes. Gullane Primary School is nearby, while secondary schooling can be found at the renowned North Berwick High School. The proximity of Drem Railway Station, which has regular services to Edinburgh Waverley, makes the area a highly desirable location for those commuting by train, while the nearby A1 will take you to Edinburgh by car in around 30 minutes.





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Gilson Gray East Lothian | 33 Westgate, EH39 4AG | 01620 893 481

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