



**14 MUIRFIELD GROVE**  
GULLANE, EAST LOTHIAN, EH31 2EW



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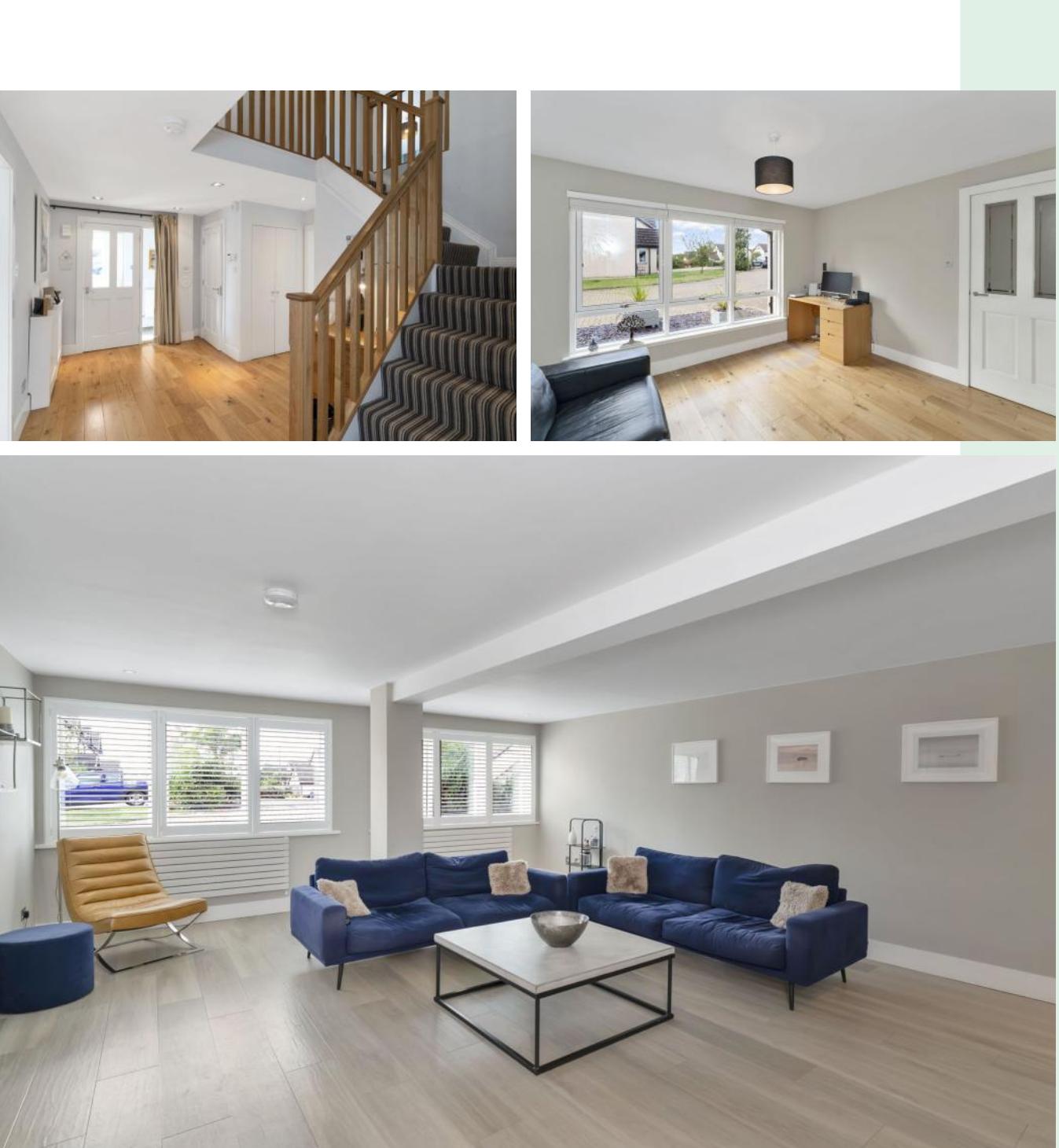
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Welcome to an executive five/six-bedroom detached house that offers a luxurious coast and country lifestyle, set at the end of a peaceful cul-de-sac in exclusive Gullane. This stunning home is finished to a very high specification, enjoying elegant interior design and a wealth of desirable features. It covers over 2376 square feet, providing two reception areas, a stylish kitchen, three bathrooms and a WC. Furthermore, it has extensive private parking and a mature, suntrap garden. Inside, a bright vestibule and reception hall instantly establish the home's credentials. The hall also provides generous storage and a WC. The living room is to the left, with an expansive footprint fronted by a generous array of windows. This wonderful space is further enhanced by on-trend décor and deluxe Karndean flooring. A bright and spacious sitting room provides a second reception area or sixth bedroom if required. Next door is the sociable heart of the home: the stylish open-plan snug/kitchen/dining room. This all-purpose space enjoys substantial dimensions, expanding out into the garden via French and bi-folding doors. The kitchen itself is neatly zoned too, nestled behind a central island. It has an ultra-modern design with white handle-less cabinets and luxury Silestone worktops. Integrated Siemens appliances add to the high-spec finish. A separate utility room offers a quiet space for laundry.

## FEATURES

- An executive detached house in exclusive Gullane
- Vestibule and reception hall with storage and WC
- Living room with an expansive footprint
- Bright and spacious sitting room/sixth bedroom
- Stylish open-plan snug/kitchen/dining room
- Separate utility room for discreet laundry
- Landing with an airing cupboard and attic access
- Four double bedrooms with built-in wardrobes
- Versatile fifth bedroom/study/home office
- Two high-specification en-suite shower rooms
- Family bathroom with a shower and underfloor heating
- Fully-enclosed, southwest-facing rear garden
- Charming garden room with a log-burning stove
- Driveway for several cars and an EV charger
- Gas central heating and double-glazed windows





The five bedrooms are on the first floor off a galleried landing with an airing cupboard and attic access. The principal and second bedrooms boast built-in wardrobes and their own high-specification en-suite shower rooms for added luxury. Bedrooms three and four are also doubles with built-in wardrobes, whilst the versatile fifth bedroom is organised as a study/office. A large three-piece family bathroom, with an overhead shower and underfloor heating (currently not connected), matches the premium standards of the two en-suites as well. Gas central heating and double glazing ensure year-round comfort. Externally, the fully-enclosed rear garden is a haven for families. It offers outstanding privacy and a southwest-facing aspect. Furthermore, it is professionally landscaped with a manicured lawn and patio framed by mature plants. It also has a charming garden room with a log-burning stove for enjoying the space all year round. A monoblock driveway has private parking for several vehicles and an EV charger. Extras: all fitted floor & window coverings, light fittings, and integrated appliances (induction hob, extractor hood, double oven, fridge/freezer, and dishwasher) are included in the sale.







## Gullane, East Lothian

Gullane is a sought-after and charming historic village, situated on the breath-taking East Lothian coast and within easy reach of Edinburgh city centre. The stretch of coastline at Gullane, 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 (5 miles away) and the historic market town of Haddington (7.5 miles away) have a wider range of independent retailers and supermarkets. The surrounding area offers a host of opportunities for the outdoor enthusiast, including sailing clubs, tennis clubs, golfing and horse riding facilities. Gullane is known as one of the best areas for golfing and boasts Gullane No. 1, widely regarded as one of the finest courses in Scotland. Gullane Primary School is nearby, while secondary schooling can be found at highly-regarded 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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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

