

# 27 MUIRFIELD APARTMENTS

GULLANE, EAST LoTHIAN, EH31 2HZ

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*Third/top-floor apartment forming part of a sought-after, established development in desirable Gullane, offering two double bedrooms, a spacious reception room, a kitchen, and two bathrooms, plus access to landscaped grounds and an allocated parking space.*



**CULLERTON'S**



# CULLERTON'S

## WELCOME TO CULLERTON'S THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

## AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



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2021-2022

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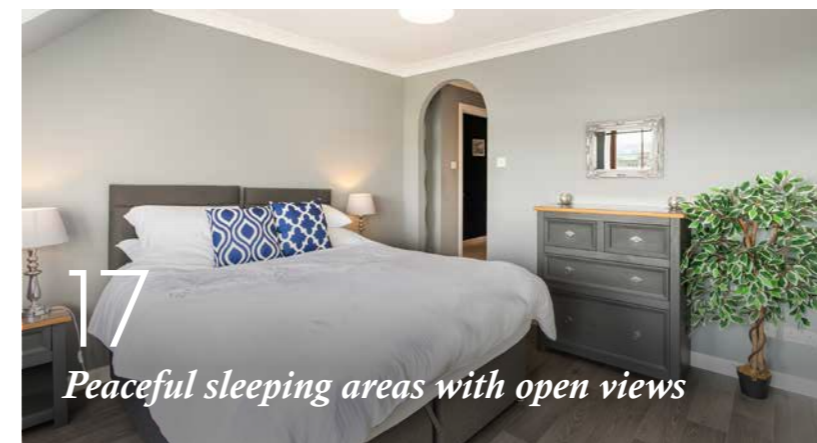
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*Well-appointed cooking space*



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## Property Name

27 Muirfield Apartments

## Location

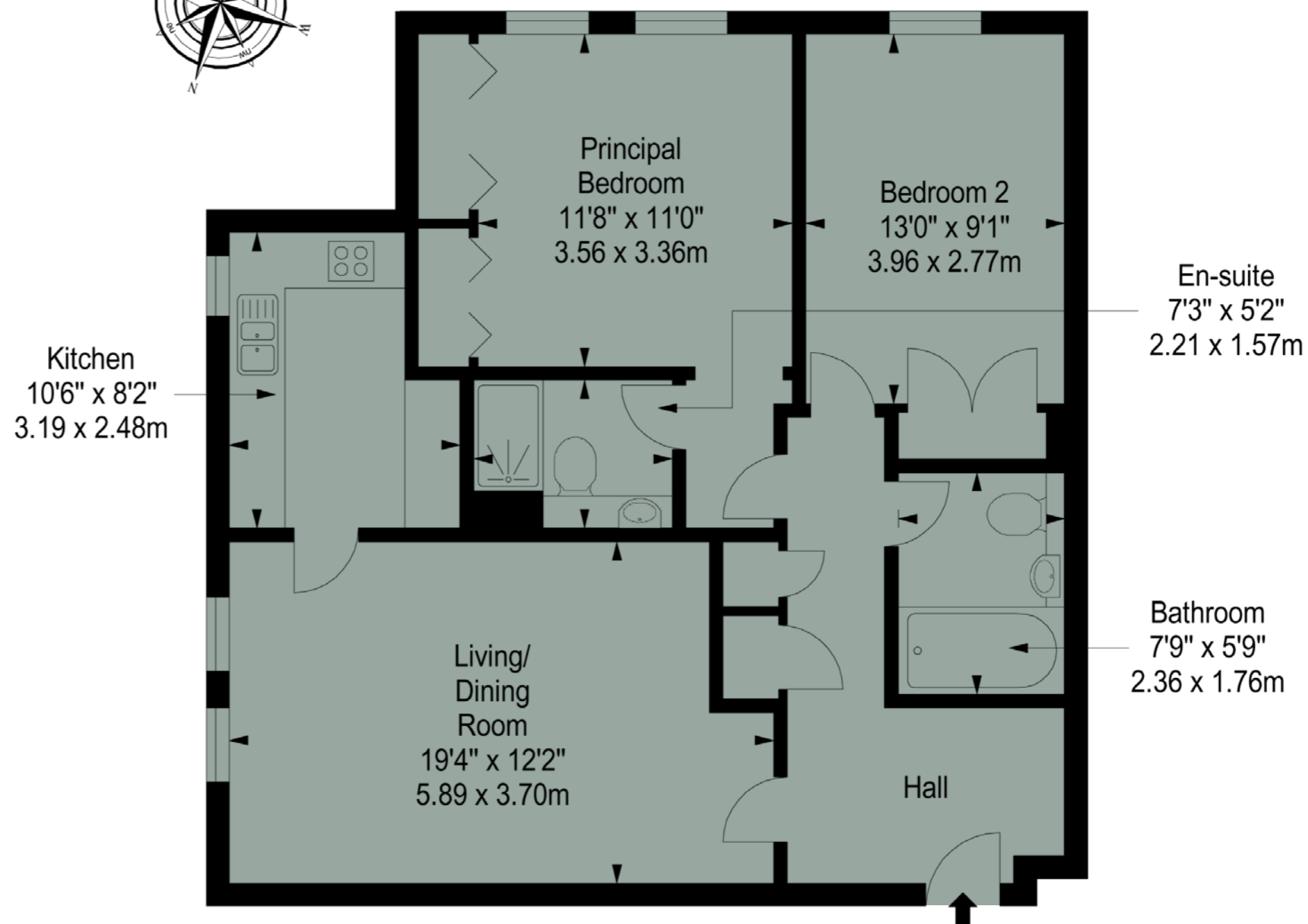
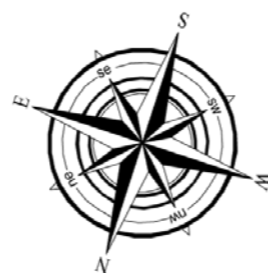
Gullane, East Lothian, EH31 2HZ

## Approximate total area:

78.7 sq. metres (847.1 sq. feet)



Third Floor



# THIRD/TOP-FLOOR APARTMENT

FORMING PART OF A SOUGHT-AFTER, DEVELOPMENT  
IN DESIRABLE GULLANE

This two-bedroom, two-bathroom third/top-floor apartment in Gullane represents an ideal opportunity for couples, professionals, young families, and those seeking a rental/holiday let investment, offering a well-presented coastal home in a move-in condition. The development is ideally located for easy access to all Gullane has to offer, including shops, schools, golf facilities, cafés and restaurants, transport links, and the beach, as well as the picturesque surrounding countryside.

## GENERAL FEATURES

- Third/top-floor apartment in Gullane
- Part of a sought-after development
- Well-presented, modern interiors
- Home Report value - £240,000
- EPC Rating - C

## ACCOMMODATION FEATURES

- Secure shared entrance and stairwell
- Welcoming hall with built-in storage
- Elegant, east-facing living/dining room
- Attractive, modern kitchen
- Two double bedrooms with far-reaching views
- One en-suite shower room
- Separate bathroom with shower-over-bath
- Gas central heating and double glazing

## EXTERNAL FEATURES

- Landscaped shared grounds
- Allocated parking space





# THE ENTRANCE

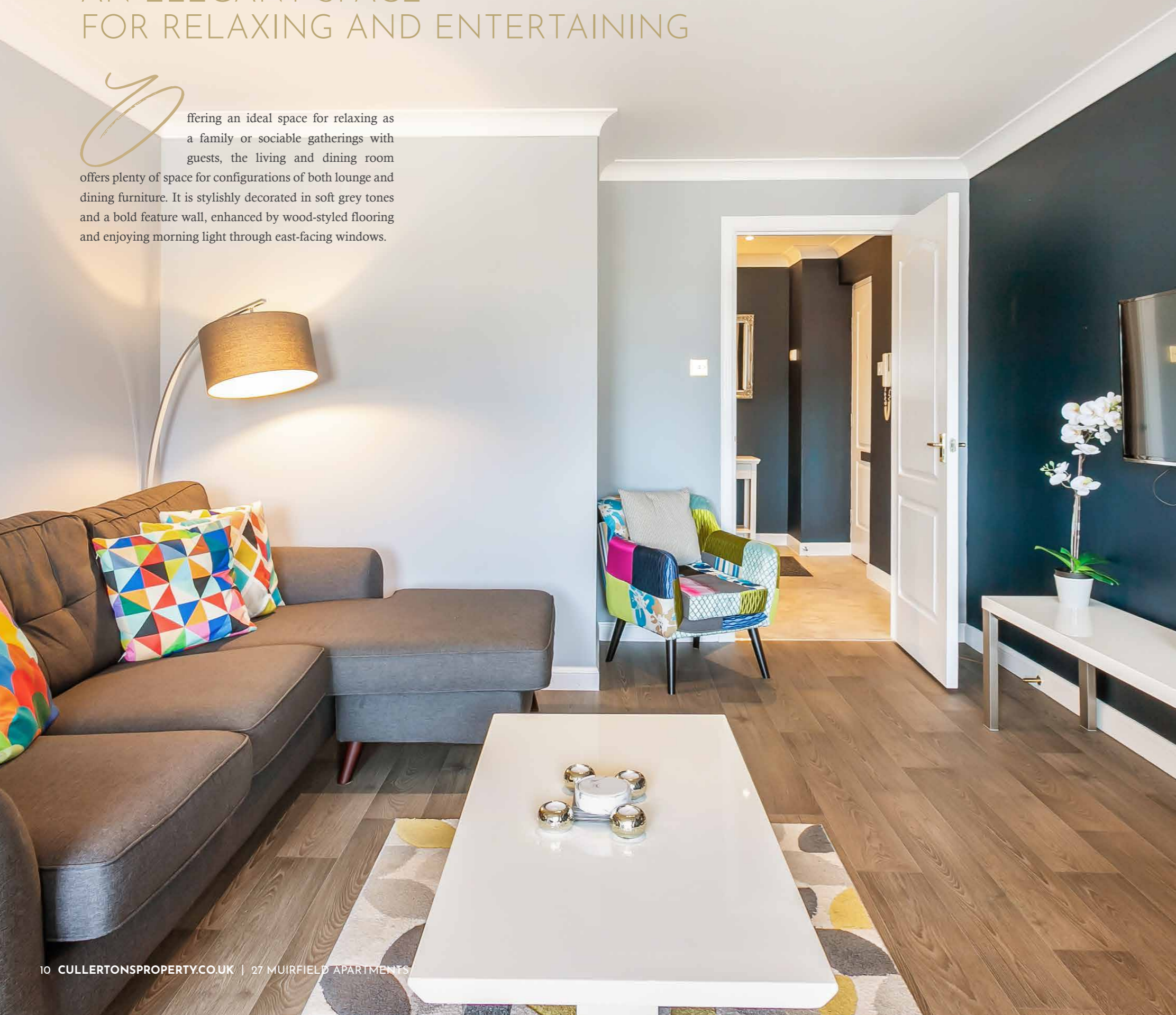
WELCOMING YOU  
TO THE APARTMENT

*A* secure shared entrance and stairwell take you to the apartment's front door on the third/top floor, where an inviting hall welcomes you inside, giving the first glimpse of the attractive interiors to follow with on-trend navy décor.

# THE LIVING & DINING ROOM

AN ELEGANT SPACE  
FOR RELAXING AND ENTERTAINING

Offering an ideal space for relaxing as a family or sociable gatherings with guests, the living and dining room offers plenty of space for configurations of both lounge and dining furniture. It is stylishly decorated in soft grey tones and a bold feature wall, enhanced by wood-styled flooring and enjoying morning light through east-facing windows.







# THE KITCHEN

## WELL-APPOINTED COOKING SPACE

The kitchen is conveniently connected to the reception room and is fitted with modern, wood-styled wall and base cabinets, granite-inspired worktops, and splashback tiling, as well as integrated appliances comprising an oven, hob, extractor fan, a fridge/freezer and a washing machine.







# THE BEDROOMS

PEACEFUL SLEEPING AREAS  
WITH OPEN VIEWS

The apartments two double bedrooms boast a sunny south-facing aspect and enjoy far-reaching views of the surrounding countryside. The bedrooms are both decorated in chic grey tones, fitted with wood-styled flooring, and accompanied by built-in wardrobes. The principal bedroom has the additional luxury of an en-suite shower room.





ENJOY FAR-REACHING VIEWS OF THE  
SURROUNDING COUNTRYSIDE



# THE BATHROOMS

## TWO MODERN WASHROOMS

The principal bedroom's en-suite comprises a large shower enclosure and a WC-suite set into storage, whilst the separate bathroom comes complete with a bathtub with an overhead shower and a folding glazed screen, and a storage unit with a WC-suite inset. Gas central heating and double glazing ensure year-round comfort and efficiency.



# EXTERNALS & PARKING

Externally, the development is set in landscaped grounds and the apartment has its own allocated parking space.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



# GULLANE, EAST LOTHIAN

FLANKED BY THE BEACH AND THE PICTURESQUE COUNTRYSIDE



Situated on the breath-taking East Lothian coast, flanked by the beach and the picturesque countryside, Gullane is a sought-after and charming historic village. These surrounding areas of outstanding natural beauty offer the perfect backdrop for scenic walks and for those who love to exercise outdoors, with world-renowned golfing facilities also available in the village itself and right along the East Lothian coast, known as “Scotland’s Golf Coast” – these include Gullane Golf Club, Muirfield, The Renaissance Club, and Archerfield Links to name just a few. There are a number of other outdoor pursuits and clubs available in the surround areas, including tennis clubs, sailing clubs, and horse-riding facilities, ensuring there is something for everyone. If indoor exercise and recreation is more your thing, there are sports centres and swimming pools in the nearby towns of Haddington, North Berwick, and Dunbar, with both areas also offering a wide range of amenities to complement Gullane’s everyday essentials shops, independent retailers, coffee shops, and award-winning restaurants. Schooling is well catered for in the area, with Gullane Primary School offering nursery and primary education, with pupils usually following onto highly regarded North Berwick High School. There are also independent options from nursery to secondary level in nearby Haddington, North Berwick, and Musselburgh, with the city’s options also easily accessible. Travelling across the county and further afield by car or bus and swift and easy, with Drem and North Berwick train stations both within a 10-minute drive.



## SCHOOLS

State Schools: Gullane Primary School, North Berwick High School

Independent Schools: The Compass School (Haddington), Belhaven Hill School (Dunbar), Loretto School (Musselburgh)

## CULTURE

Fidra Fine Art, Gullane War Memorial, Tantallon Castle

## SHOPPING

A number of every essential shops and independent retailers, as well as major supermarkets in neighbouring towns

# #1

A PICTURESQUE COASTAL VILLAGE WITH OUTSTANDING AMENITIES, JUST OVER 20 MILES FROM EDINBURGH

## LOCATION



Charming & historic coastal village

## PARKS

Gullane Beach, Yellowcraig Beach, West Bay Beach, Milsey Bay Beach, picturesque surrounding countryside

## TRANSPORT



Bus  
122, 124, 125, 126,  
N124, X5

Train Station  
Drem  
(4.2 miles, 8-min drive)  
North Berwick  
(4.4 miles, 9-min drive)

Airport  
Edinburgh International  
(30 miles)



## SPORTS

Gullane Golf Club, Archerfield Links, The Renaissance Club, Glen Golf Club, and a number of sports clubs and groups

## FOOD & DRINK

The Main Course, The Old Clubhouse, The Bonnie Badger, La Potiniere





## MARK CULLERTON

### THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

### CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

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### THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



### GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

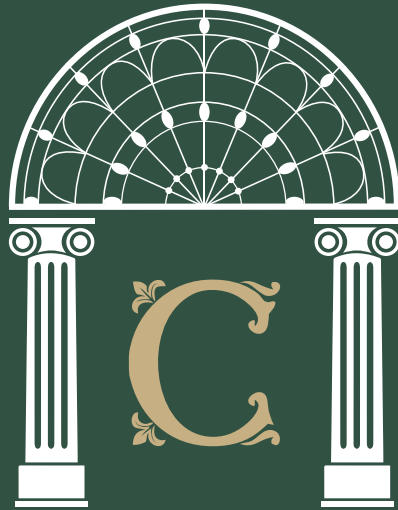
We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

### OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud

to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.





# CULLERTON'S

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## DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.