



GILSON GRAY

LAW • PROPERTY • FINANCE

2 MUIRFIELD STATION,
Gullane, East Lothian, EH31 2HY



Situated in the heart of Gullane, this four-bedroom detached house promises a relaxed coastal lifestyle. It is just a short walk from amenities, the local school, and transport links, and it is within easy reach of spectacular beaches. The exclusive property further benefits from modern interiors, including a quality kitchen and three washrooms; plus, it has private parking for two cars and a family-friendly rear garden, which is fully enclosed and with a southeast-facing aspect.

Extras: Integrated kitchen appliances to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- A bright and spacious detached house
- Situated in highly sought-after Gullane
- Modern interior design throughout
- Bright hall with storage and a WC
- Living room with a log-burning stove
- Modern kitchen and dining room
- Utility room with garden access
- Three double bedrooms
- One versatile single bedroom
- Modern en-suite shower room
- Family bathroom with overhead shower
- Excellent built-in storage
- Landscaped front and rear gardens
- Private driveway and integrated garage
- EPC Rating: C
- Council Tax Band: F







"A BRIGHT AND SPACIOUS
FOUR-BEDROOM DETACHED
HOUSE IN THE HIGHLY
SOUGHT-AFTER COASTAL
TOWN OF GULLANE"





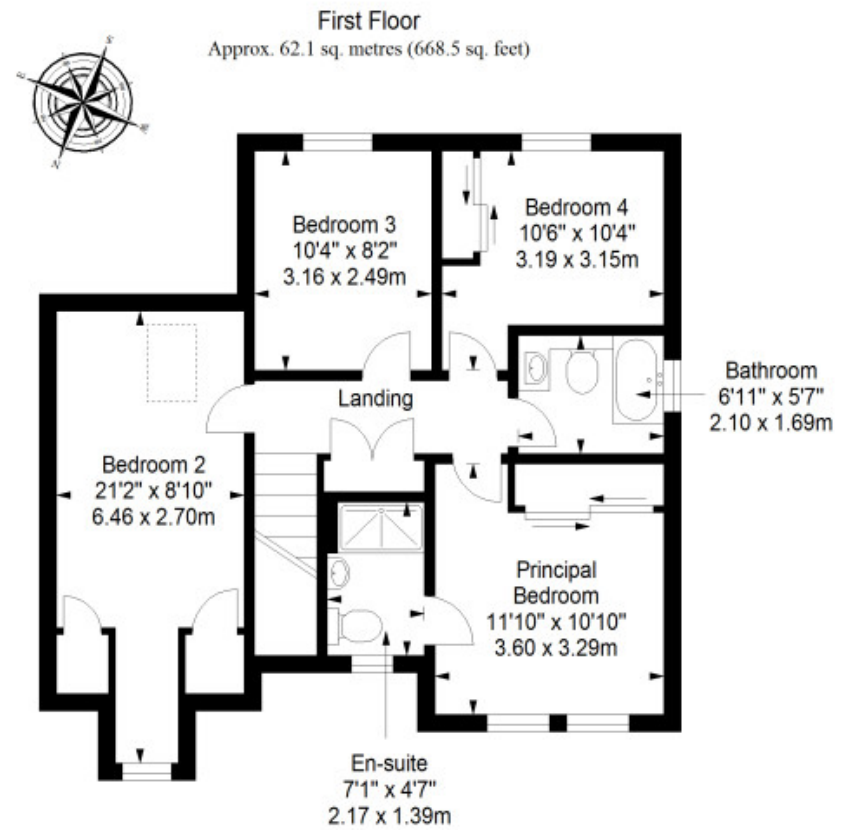
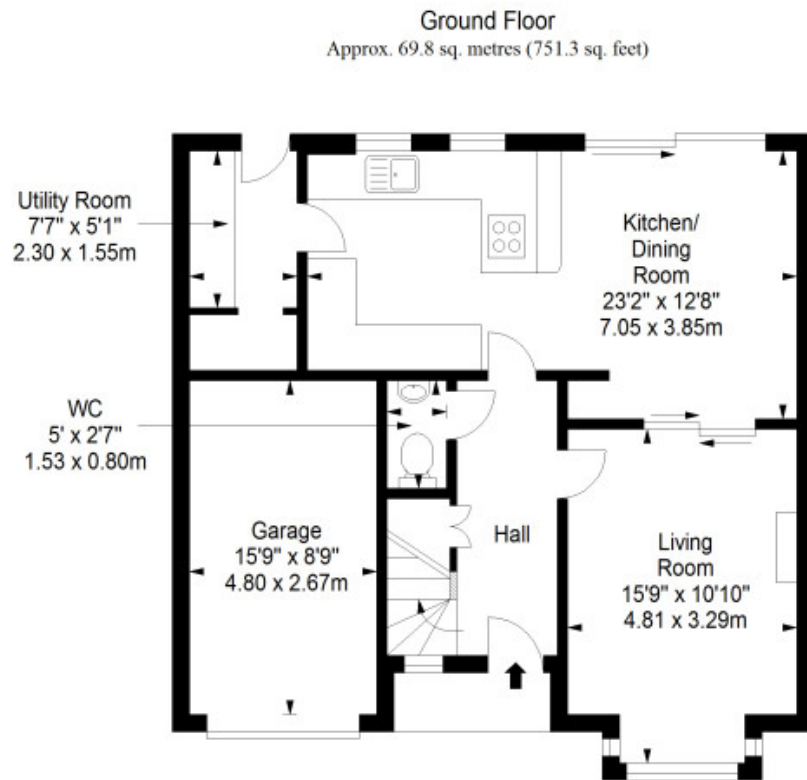
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481



Total area: approx. 131.9 sq. metres (1419.8 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

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DD1 1QN
01382 201 000



BORDERS

01890 880 008



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