



7 MUIRFIELD CRESCENT

Gullane, East Lothian, EH31 2HN



2

Public Room



4

Bedrooms



2

Bathroom



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Welcome to a spacious four-bedroom semi-detached house which is attractively presented throughout in light hues. Providing convenience and versatility, this family home enjoys two reception areas, a large dining kitchen, and a three-piece bathroom and en-suite. It further benefits from private parking and well-maintained gardens, including a family-friendly rear garden with a sizeable shed for storage. Altogether, it is a wonderful property that will certainly be in popular demand.

Offering a sought-after coastal lifestyle in Gullane, the home also has a highly desirable location. It forms part of an established residential development and is just a short walk from the local primary school. Amenities are close by as well, including highly regarded restaurants, and a couple of popular cafes and bars. The area is renowned for its superb golf facilities and for its stunning beach, which offers a huge crescent of golden sand to explore – perfect for families and leisurely strolls.







EPC
RATING



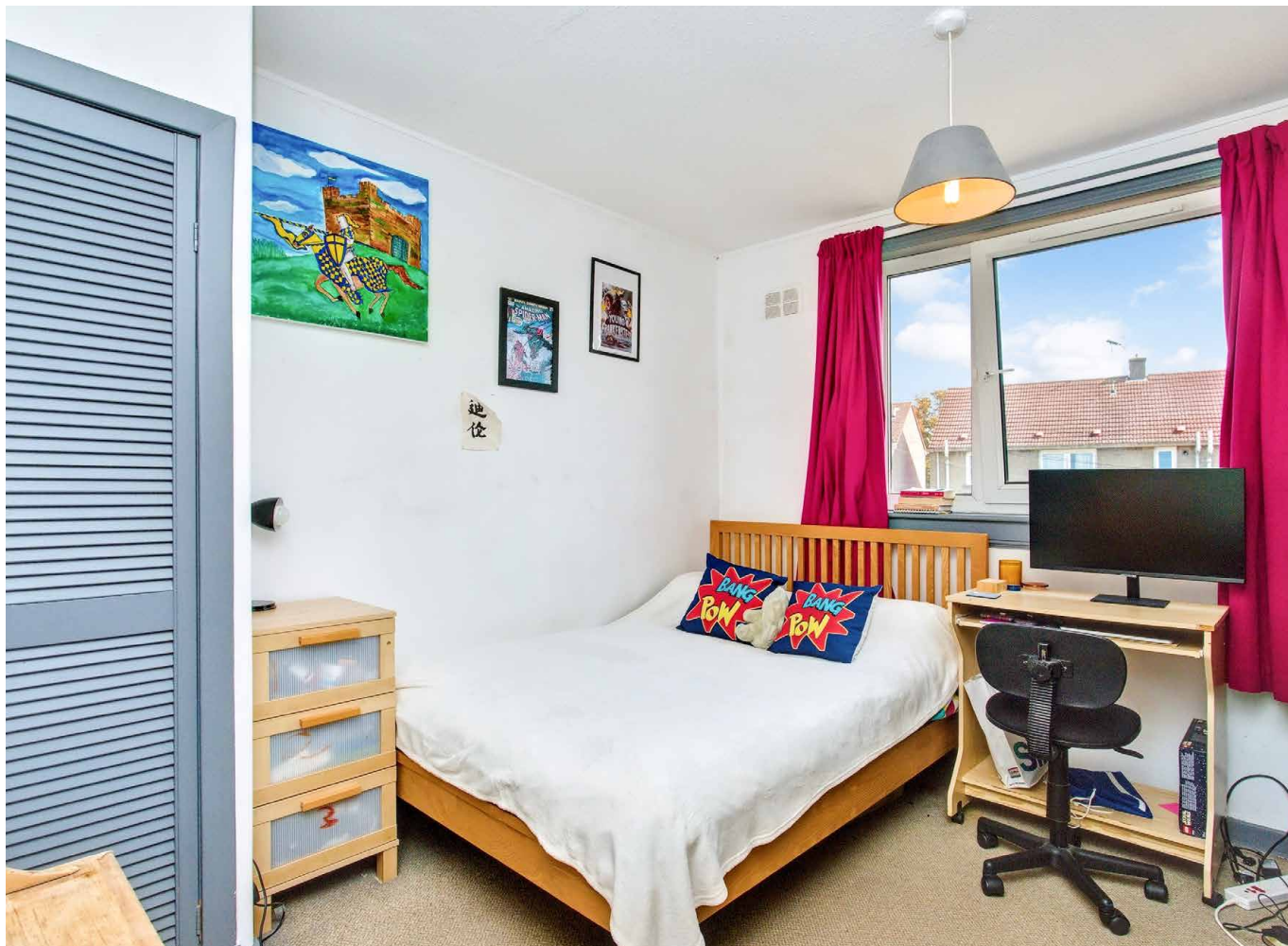
COUNCIL
TAX BAND

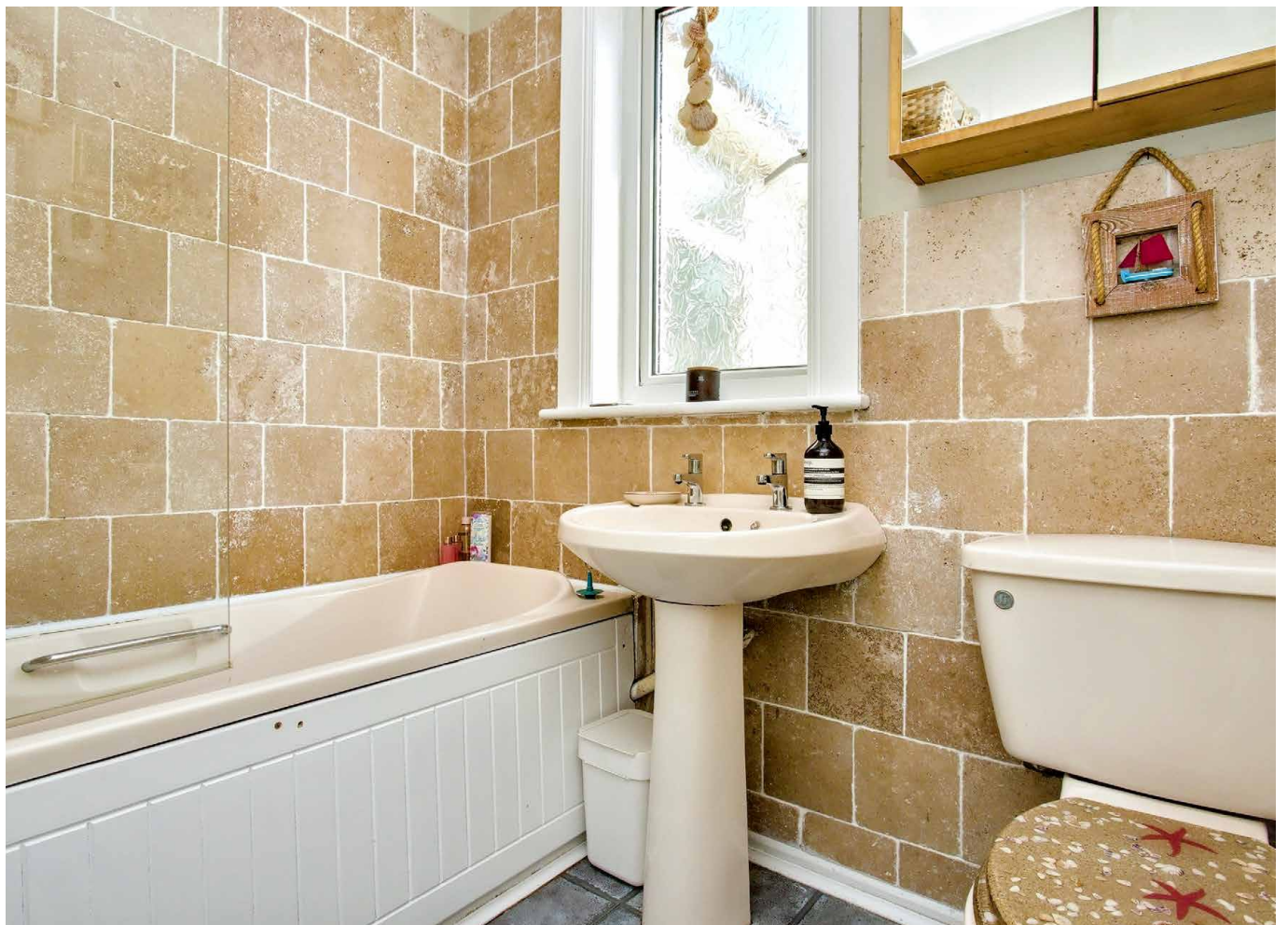
VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Semi-detached house with attractive interiors
- Situated in highly sought-after Gullane
- Welcoming entrance hall
- Bright living room with focal-point fireplace
- Well-appointed dining kitchen
- Large sunroom with rear garden access
- Principal suite with en-suite wet room
- Three further double bedrooms with storage
- Tiled family bathroom with an over-bath shower
- Well-kept front garden and private driveway
- Enclosed rear garden with a lawn and patio





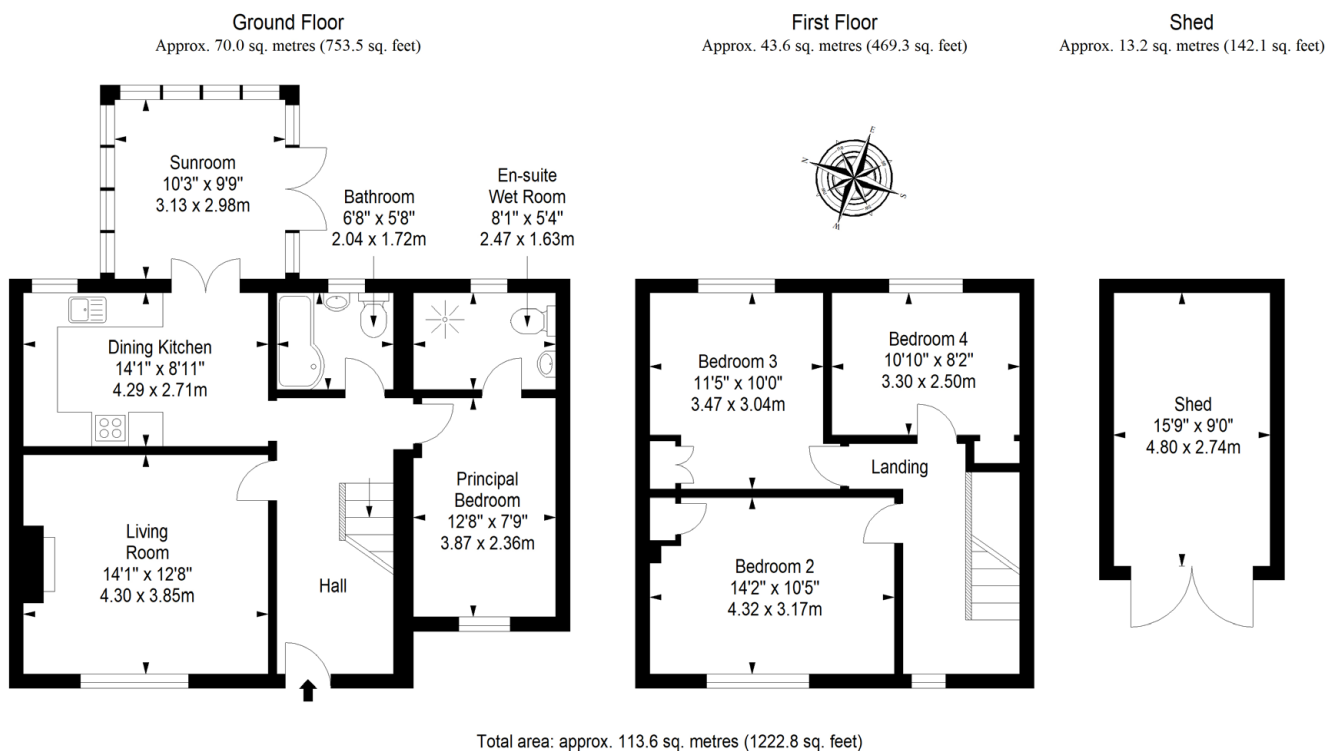


Extras: a gas cooker, a fridge/freezer, a dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



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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