



GARDEN STIRLING BURNET

6 MUIRFIELD HOUSE
GULLANE, EAST LoTHIAN, EH31 2EL





Set on a peaceful cul-de-sac, this end-terrace retirement bungalow is a spacious and versatile three-bedroom residence for those aged 60 and above. It forms part of a sought-after retirement development in the picturesque coastal town of Gullane, set within easy reach of the beautiful surrounding countryside and the town's spectacular beach. The property features bright and airy accommodation, excellent built-in storage, and two washrooms. It also boasts a private garage and a lovely communal garden.

Stepping into the home, you are greeted by an entrance porch that is brightly illuminated by triple-aspect windows. It provides a warm welcome and leads through to a central hall with built-in storage. The living room is at the end of the hall, providing a light and airy space for relaxing and socialising. The room is well-proportioned for comfy lounge furniture; plus, it enjoys a handsome focal-point fireplace and a built-in cupboard which is shelved for towels and linen (and houses the hot water tank). Conveniently next door, the kitchen has a well-appointed selection of cabinets and plenty of worksurface space. It incorporates an integrated oven/grill and an electric hob with an extractor hood. An undercounter washing machine, fridge, and freezer are also included.

FEATURES

- End-terrace retirement bungalow
- Part of a sought-after retirement development
- Set in the popular coastal town of Gullane
- Triple-aspect entrance porch
- Central hall with built-in storage
- Living room with focal-point fireplace
- Well-appointed kitchen
- Two bedrooms with built-in wardrobes
- Versatile third bedroom/dining room
- Four-piece en-suite shower room
- Three-piece family bathroom
- Well-maintained communal garden
- Private garage for secure parking
- Electric heating and double glazing





Located throughout the home, there are two airy bedrooms with built-in wardrobes and a versatile third bedroom, which could alternatively be used as a separate dining room or even a study, if preferred. Enjoying the largest dimensions, the principal bedroom also has the benefit of a four-piece en-suite shower room, comprised of a washbasin, a toilet, a bidet, and a shower enclosure. Completing the accommodation on offer is a family bathroom, equipped with a three-piece suite. The property has electric heating and double-glazed windows throughout, ensuring year-round comfort.

Outside, residents enjoy a large communal garden that has a well-maintained lawn dotted with mature trees. Furthermore, the property has a private garage for secure off-street parking.

Extras: all fitted floor and window coverings, light fittings, integrated appliances, a fridge, a freezer, and a washing machine to be 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 is a haven for birdlife and 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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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

