



GARDEN STIRLING BURNET

30 MUIRFIELD HOUSE
GULLANE, EAST LoTHIAN, EH31 2EL



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Situated in a quiet cul-de-sac and forming part of a retirement development exclusively for the over 60s in desirable Gullane, this end-terrace accommodates a spacious reception room, a kitchen, a double bedroom, and a shower room. Externally, the bungalow benefits from access to shared gardens, and private residents' parking.

Welcoming you into the property is a hall with built-in storage, leading into the reception room via double doors straight ahead. The reception room occupies a spacious footprint, providing plenty of room for configurations of lounge and dining furniture, all arranged around a homely fireplace. The kitchen is conveniently connected to the living room and is fitted with wood-styled wall and base cabinets, ample workspace, and mosaic-style splashback tiling, as well as an integrated oven, hob, and extractor fan. Freestanding appliances comprising a fridge/freezer and washing machine will be included in the sale.

Factor: The development is managed by Trinity Factors for a fee of approximately £2490 per year, paid in monthly instalments. This can be paid monthly or the total cost in September.

FEATURES

- End-terrace bungalow in Gullane
- Part of a retirement development for the over 60s
- Entrance hall with storage
- Spacious living/dining room with fireplace
- Bright fitted kitchen
- Sunny double bedroom with built-in wardrobe
- Attractive shower room
- Access to shared gardens
- Private residents' parking
- Guest facilities and resident management staff
- Electric heating and double glazing
- Careline alarm system





The home's well-proportioned double bedroom enjoys a sunny southeast-facing aspect with a leafy outlook over the rear garden. The sleeping area offers ample room for freestanding bedroom furniture, with floorspace maximised by a built-in wardrobe with mirrored sliding doors. Finally, a shower room completes the accommodation on offer and comprises a walk-in shower enclosure, and a WC-suite set into storage. Electric heating and double glazing ensure year-round comfort and efficiency. The property also has a Careline alarm system.

Externally, the bungalow is accompanied by a private garden area with low-maintenance paving, flowing openly onto the shared gardens with neatly-kept lawns and a wealth of colourful, leafy shrubbery and trees. The development also has private residents' parking, guest facilities, and resident management staff. Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, and washing machine will 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 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.

The proximity of Drem Railway Station, which has regular services to Edinburgh Waverley, makes the area a highly desirable location for those travelling by train, while the nearby A1 will take you to Edinburgh by car in around 30 minutes.





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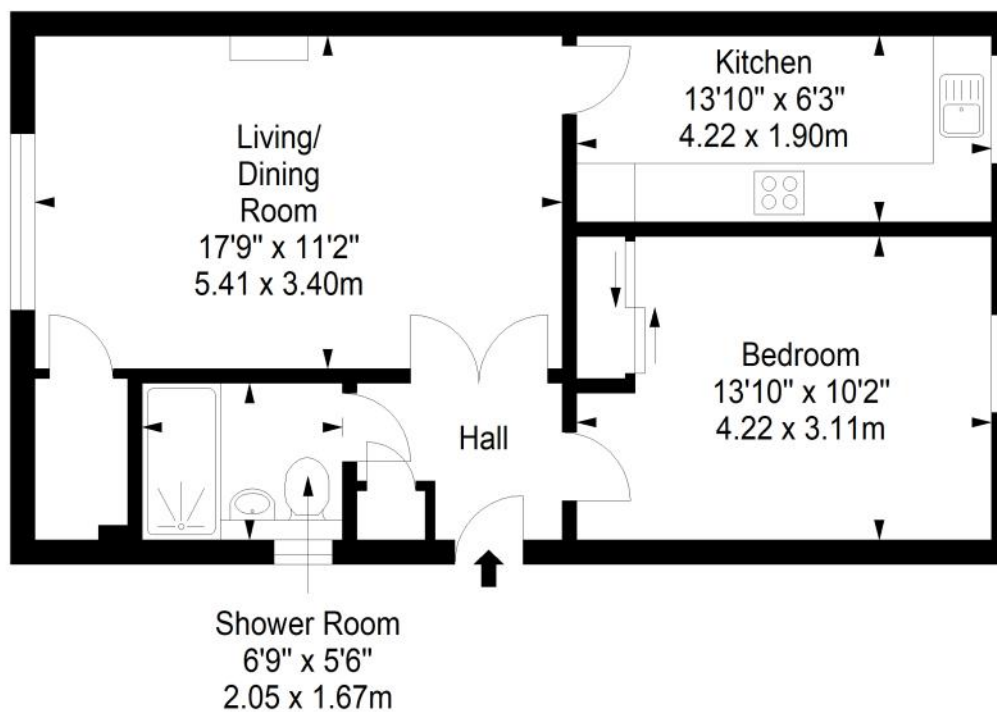
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon 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



Ground Floor
Approx. 50.5 sq. metres (543.6 sq. feet)



Total area: approx. 50.5 sq. metres (543.6 sq. feet)