




Muirfield Crescent  
Gullane, East Lothian  
EH31 2HN

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## Fixed Price £210,000

Traditional Semi Detached Villa which is situated in an established location amidst similar styled homes. This particular house has been well maintained and provides an excellent layout of apartments with low maintenance gardens to the front and rear.

The building itself has a low maintenance render exterior beneath a pitched, tiled roof with interlocking concrete tiles. There is a clever downstairs extension providing an additional downstairs w.c.. which is situated adjacent to large rear conservatory.

At the front the garden has a neat stone boundary wall and beyond this are low maintenance shrubs and chip stone areas.

The larger rear garden is also level and mainly slabbed with stocked borders and a wooden shed to the rear,

Internally the house extends to c.950 sq ft which offers plenty of space throughout. The property has been well maintained although buyers will probably want to modernise certain areas however there is nothing that requires urgent changes and means the house could be gradually modernised to create an excellent home.



## Home Report Valuation £240,000

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HP764885  
EH31 2HN

Council Tax Band C

EPC Rating D



The accommodation comprises a new front porch with double glazed windows, entrance hallway, large main living room with picture window to the front. The dining sized kitchen has a range of units on one side which include ample floor and wall storage cupboards incorporating a gas hob, electric oven and extractor. Plumbing for washing machine and space for fridge freezer. At the far side of the room is an ideal space for large table.



Twin wooden doors open to large conservatory which overlooks the rear garden and adjacent to this is a modern downstairs cloakroom with two piece suite and window.

Upstairs there are two large double bedrooms, one with full width mirrored wardrobes and the other with recess area ideal for free standing units.

The bathroom has been changed to provide a modern wet room with modern electric shower, w.c.. and a wash hand basin.

Large loft area which has been floored to maximise the storage option.

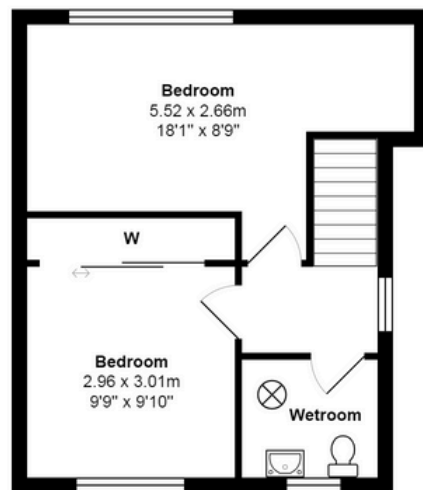
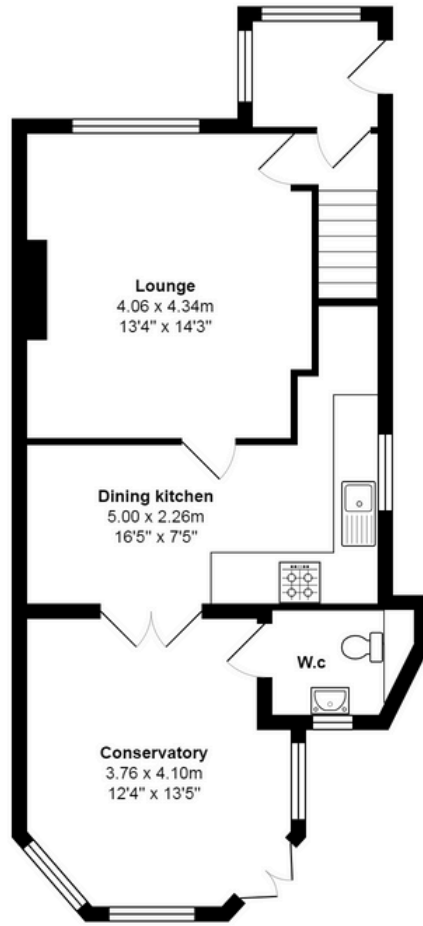


The property further benefits from gas central heating with modern Worcester boiler and upgraded electrics with modern consumer unit.

Gullane and in particular Muirfield Crescent/parents house is a minutes walk from the primary school with playing fields and kids park a stone throw away. Gullane is 35 mins east of Edinburgh making it excellent for commuting or accessing the city

## Vendor Comments

This is a very nice street with lovely neighbours and is so handy for access to all amenities. Golf courses within 1 mile

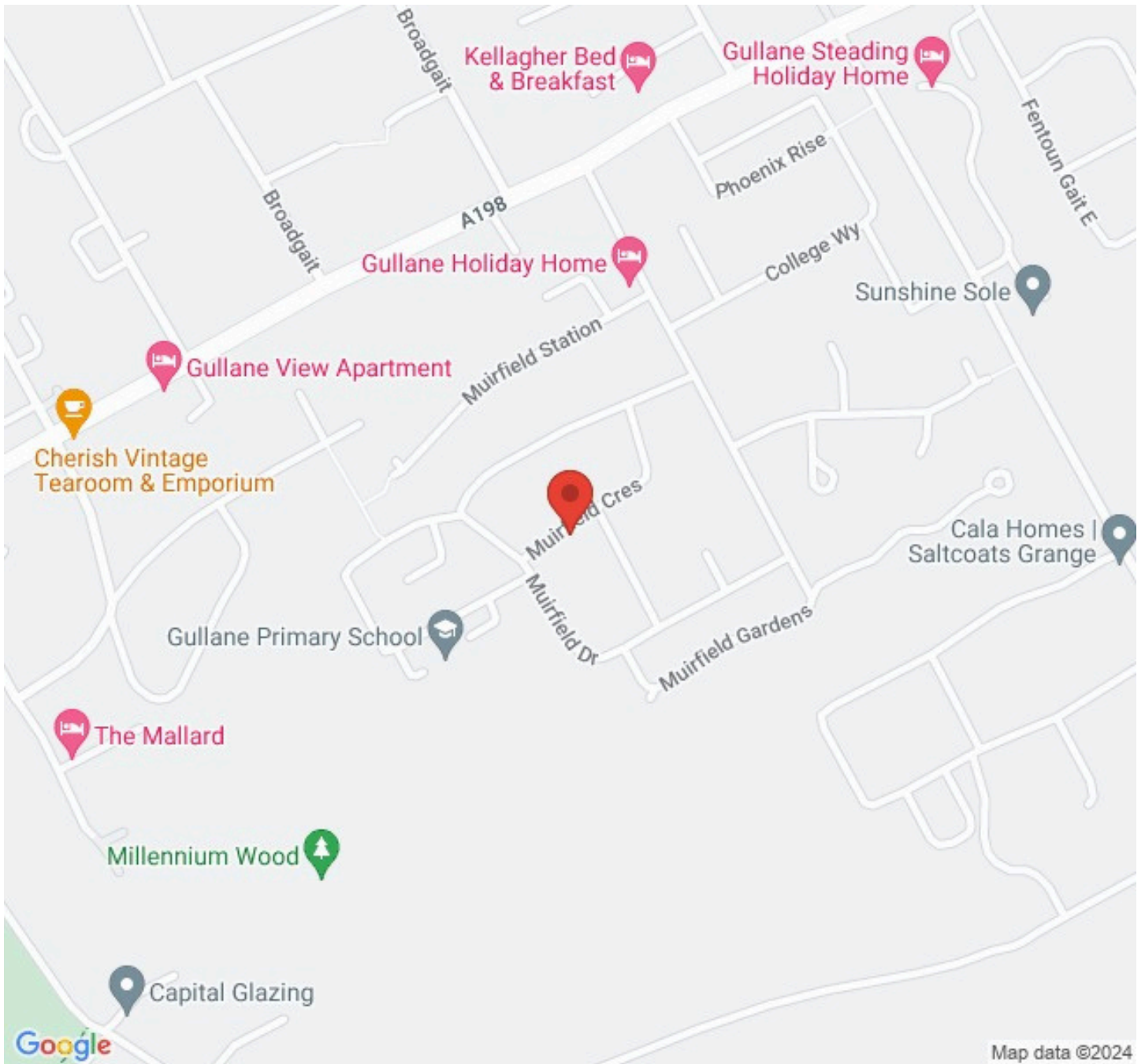


Total Area: 87.1 m<sup>2</sup> ... 938 ft<sup>2</sup>

## Location

Gullane is a popular town on the southern shore of the Firth of Forth in East Lothian, on the East coast of Scotland - it has been named as one of the most desirable places to live in the UK. Known for its superb sweeping beach and wide array of Golf Courses, it makes the town a popular destination. Although Gullane is one of the most picturesque locations in the area, it is perfectly positioned to allow easy travel throughout the local area and beyond.





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