

COULTERS[©]

18 MUIRFIELD CRESCENT

GULLANE, EH31 2HN

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Centrally located within the highly desirable seaside village of Gullane, within walking distance of the popular local primary school and local amenities, this well presented end-terrace villa makes for a fantastic family home.

KEY FEATURES



End Terraced family home



Three double bedrooms and small study



Private front and rear gardens



Off-street parking



Within walking distance of local primary school

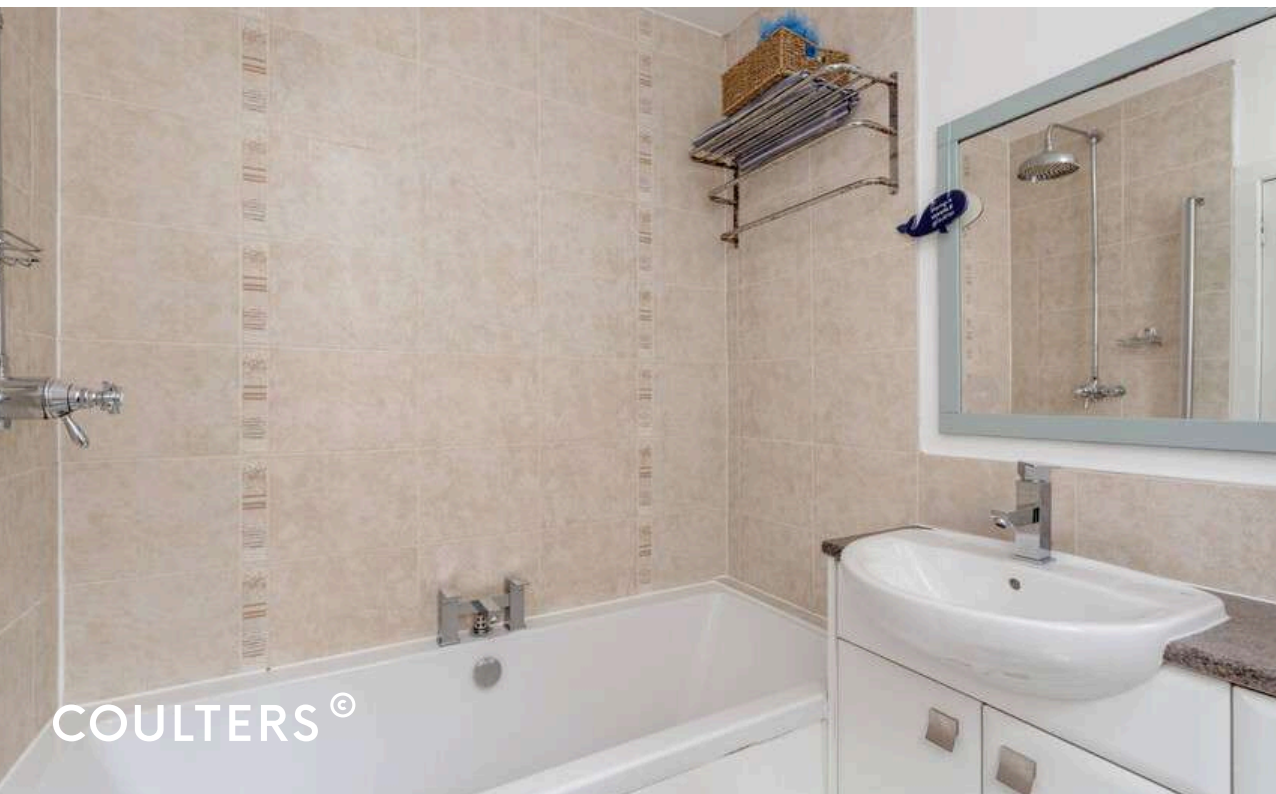


Popular location close to amenities



The property comprises; a spacious living room with wood burning stove, dining kitchen with patio doors to the rear garden, ground level double bedroom and WC.

On the first floor two further double bedrooms, a family bathroom and small study.



THE LOCAL AREA

Gullane is an idyllic, highly desirable coastal village situated less than 45 minutes East of Edinburgh. It's world renowned golf courses and stunning sandy beaches with breathtaking views make it a popular location for families and golfers alike.

There are a variety of local amenities including an optician, chemist, a Margiotta and Co-op, alongside a number of popular local restaurants and cafes.

Highly regarded schooling is available at Gullane Primary School and North Berwick High School.

Regular train services from Drem and North Berwick take you into Edinburgh's city centre in less than thirty minutes and the city bypass is within easy reach.

EXTRAS

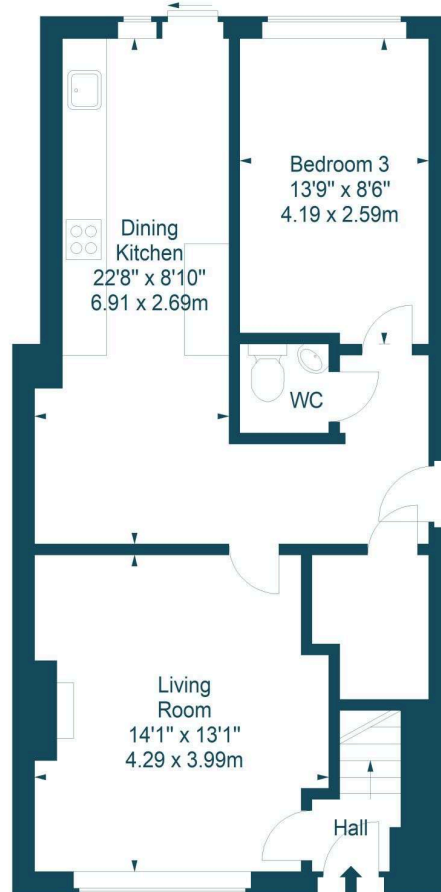
All light fittings, fitted blinds, floorcoverings, free standing dishwasher and washing machine, Summer house, bike shed and wood store included in the sale. American style fridge freezer, living room mirror, desk and shelves in study excluded from sale.



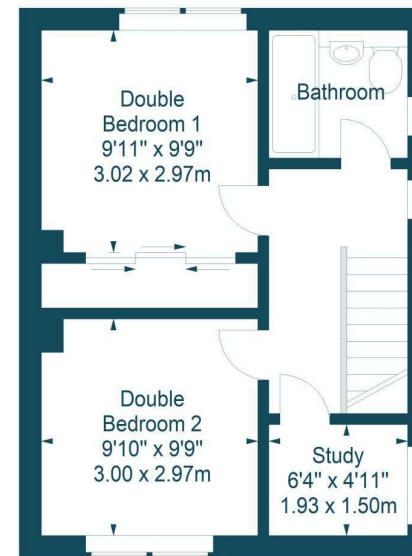
Muirfield Crescent,
Gullane, EH31 2HN



Approx. Gross Internal Area
1013 Sq Ft - 94.11 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.