



# 27 Muirfield Steading Gullane East Lothian EH31 2EQ

MUIRFIELD  
STEADING











27 Muirfield Steading is an attractive 2 bedroom terraced cottage in a small steading development set within well maintained communal grounds. The property is situated in the highly sought after village of Gullane, a small picturesque coastal village lying less than 45 minutes drive from the centre of Edinburgh. It has a good range of local shops and other amenities and is further enhanced by sandy beaches and world-renowned golf courses including Gullane golf Club and Muirfield.

There is a primary school and excellent secondary schooling at the well-regarded North Berwick High School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh.



The property is in good decorative order throughout and benefits from gas central heating, double glazing and good storage facilities including a large attic.

The communal areas are factored by the Muirfield Steadings Residents Association with a current annual charge of £175.00 per property.

## Property Details

- Entrance Vestibule.
- Welcoming entrance Hall. Two deep storage cupboards. Attic access hatch.
- Lounge / Dining Room with window to front. Feature fireplace with wooden surround and electric fire. Space for dining table and chairs. Sliding door to kitchen.
- Fitted Kitchen with matching wall and base units. Ample work surfaces with stainless steel sink with drainer and tiled splashback. All appliances are included in the sale, their condition is not warranted. Door to garden.
- Two Bedrooms both with fitted mirrored wardrobes.
- Bathroom with three-piece suite comprising bath with shower above and shower screen, wash hand basin and WC. Mirror with light above. Shaving mirror.



Viewing by appointment, telephone Agents on 0131 524 3800















## EXTERNAL

The property is set in attractive and well-maintained communal garden grounds.

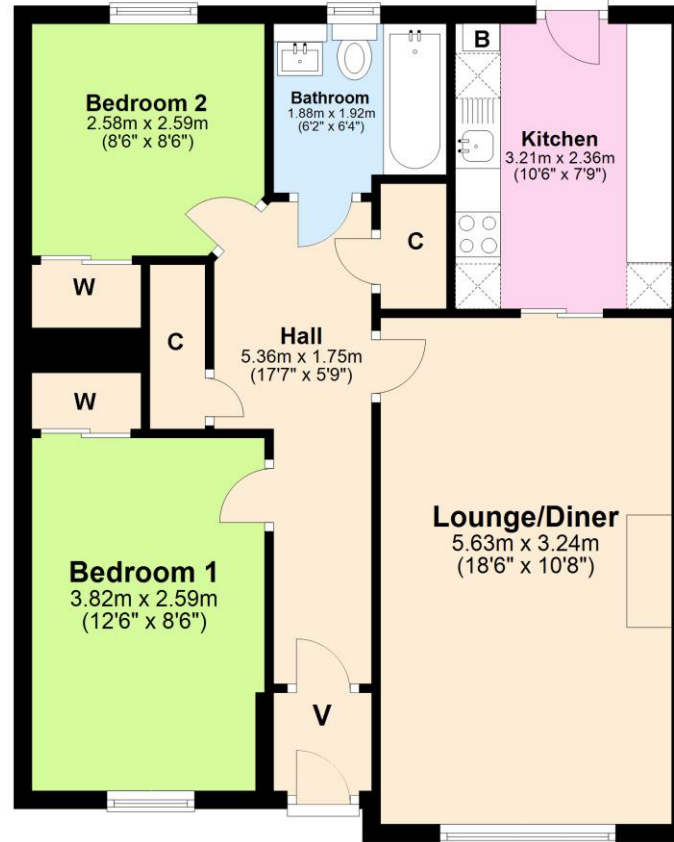
Private residents parking.

- Energy Efficiency Rating - C
- Council Tax Band - D



## Ground Floor

Approx. 61.6 sq. metres (663.1 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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