



20 Muirfield Apartments

MUIRFIELD STATION, GULLANE, EAST LOTHIAN, EH31 2HZ

Property
PARIS STEELE

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Well presented two-bedroom apartment located in the coastal village of Gullane



PROPERTY DESCRIPTION

Enjoying a wonderful location in the sought-after village of Gullane, this well-presented and deceptively spacious two-bedroom apartment with private parking is perfect for a first-time buyer or investor. Situated on the second-floor of an established new build development within easy reach of the stunning beach and local amenities. The front door welcomes you into a spacious carpeted hallway equipped with built-in storage. To your left lies a generous sitting-dining room flooded with natural light thanks to twin windows opening to a private balcony. Tastefully decorated with carpeting and a calm colour palette, the layout allows for a versatile furniture configuration. Adjacent is a modern kitchen showcasing oak-effect worktops, smooth white worktops and a tiled splashback integrated BOSCH appliances include an oven, gas hob, and extractor hood. Returning to the

hallway, the south-east-facing principal double bedroom featuring built-in wardrobes and a stylish en-suite shower room enjoys a soft neutral décor and plentiful light. The second double bedroom enjoys a similar colour scheme and bright outlook. Both have access to a well-appointed family bathroom featuring a hidden cistern WC and washbasin built into vanity.

FIXTURES & FITTINGS

All floor coverings, light fittings, curtains, integrated appliances, white goods, and furniture to be included in the sale (excluding grey chair in lounge).



PROPERTY FEATURES

- Two-bedroom apartment
- Quiet residential position
- Light-filled sitting-dining room with balcony
- Two south-east-facing double bedrooms (one with en-suite)
- Well-equipped modern kitchen
- Family bathroom
- Private parking
- Double glazing
- Gas Central Heating
- EPC - B
- Council tax band - E

GULLANE

Gullane is an idyllic and highly desirable East Lothian village approx. 22 miles from Edinburgh City Centre.

Residents enjoy good local amenities including an optician, chemist, a Margiotta, and Co-op, as well as the Goose on the Green and Cherish cafés. Bustling pubs and restaurants include The Old Clubhouse, The Main Course, and Tom Kitchin's The Bonnie Badger. Further retail and dining amenities including an Aldi and Tesco are ten minutes away in North Berwick which boasts a thriving high street.

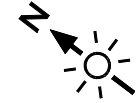
For recreational opportunities you are spoilt for choice with walks on the beautiful Gullane beach (recently named in the top ten of Scottish beaches), or in the East Lothian countryside, tennis at the Gullane Tennis Club, or golf on one of the world-renowned courses which include Muirfield and nearby Archerfield. North Berwick has a sports centre with a swimming pool and fitness classes as well as The Marine Hotel with a luxury spa, swimming pool and gym.

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

Both Drem and North Berwick train stations connect the village swiftly to Edinburgh. Edinburgh's City Centre is approximately a 40-minute drive via the A1.



**Muirfield Apartments,
Muirfield Station,
Gullane,
East Lothian, EH31 2HZ**



Approx. Gross Internal Area
823 Sq Ft - 76.46 Sq M
For identification only. Not to scale.
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PARIS STEELE

Thinking of selling your existing property?

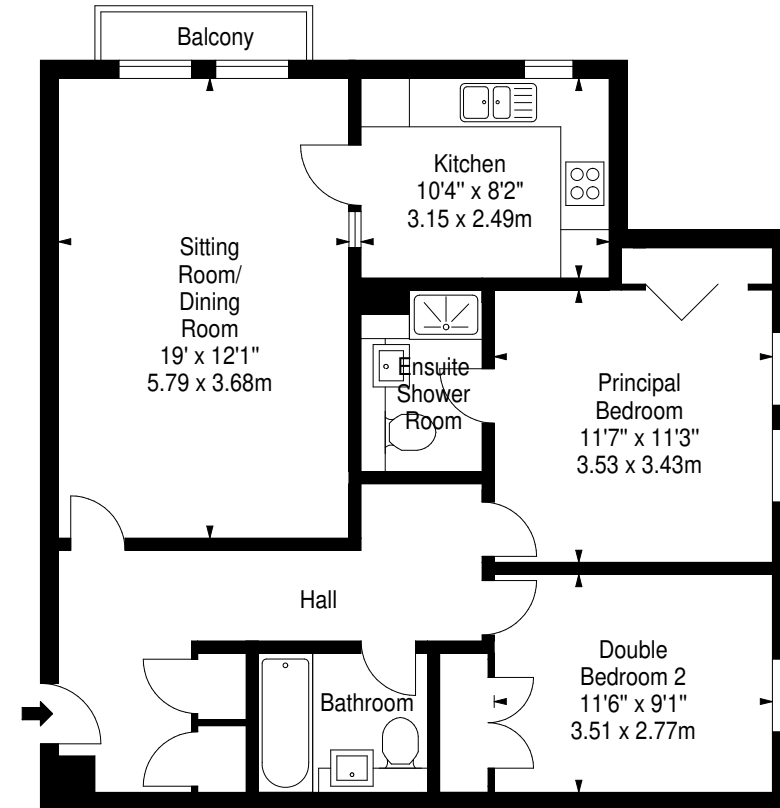
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Let's talk

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Second Floor

Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.