



1 Muirfield Steading

Gullane, EH31 2EQ



2



1



1



57sqm

EPC

D

AS Anderson
Strathern

1 Muirfield Steading

Gullane, EH31 2EQ

Nestled in the charming coastal town of Gullane, this end-terraced bungalow offers comfortable single-level living in an established residential area.

The accommodation comprises an entrance vestibule, welcoming hallway, spacious living room, well-appointed kitchen, two generous bedrooms, and a modern shower room. The property benefits from double-glazed windows throughout and a gas-fired central heating boiler, ensuring warmth and energy efficiency.

Surrounding the home are areas of common garden, including a drying green, providing a pleasant outdoor environment and a sense of community. Ideal for those seeking a peaceful setting with practical amenities close at hand.

Property features

- South-west facing communal rear garden
- Single garage
- Modern shower room
- Separate kitchen
- Neutral decor
- Double glazing
- Gas central heating





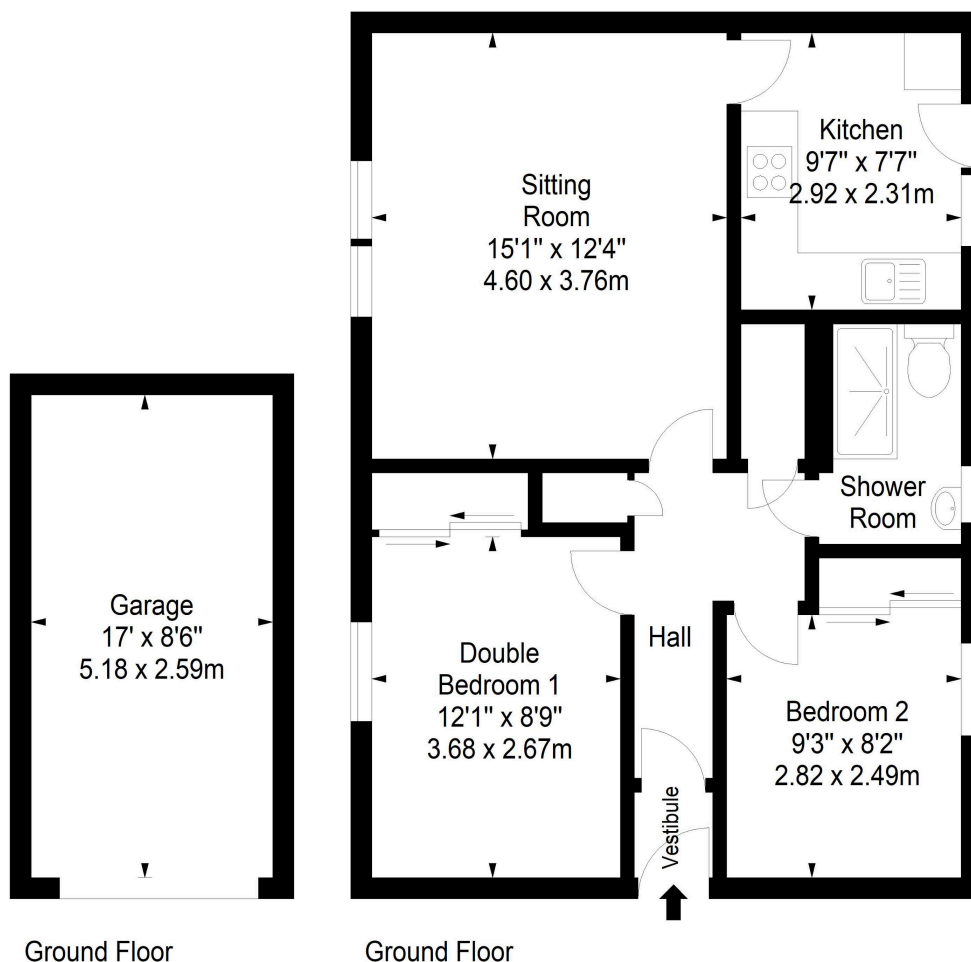
Location

Gullane is a picturesque and highly sought-after coastal village located less than 45 minutes east of Edinburgh. Famed for its world-class golf courses and expansive sandy beaches with breathtaking views, it's a favourite destination for both golfers and walkers. The village offers a range of local amenities, including an optician, chemist, a Margiotta and Co-op, as well as a selection of popular cafés and restaurants. Families are well served by excellent local schooling, with Gullane Primary and North Berwick High School both highly regarded. Regular train services from nearby Drem and North Berwick provide swift access to Edinburgh city centre in under 30 minutes, and the city bypass is also easily accessible.

Muirfield Steading,
Gullane,
East Lothian, EH31 2EQ



Approx. Gross Internal Area
617 Sq Ft - 57.32 Sq M
Garage
Approx. Gross Internal Area
145 Sq Ft - 13.47 Sq M
For identification only. Not to scale.
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Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band D

The communal areas are factored by Muirfield Steadings Residents Association at an approximate cost of £175 pa, which includes buildings insurance, stair cleaning, upkeep of common grounds, etc

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes
Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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