



2 Muirfield Grove

Gullane

EH31 2EW



2 Muirfield Grove Gullane

This beautifully presented family home offers spacious and flexible accommodation and is situated within the ever popular village of Gullane. The stylish home offers; welcoming hallway with cloakroom off and excellent under stair storage, generously proportioned sitting room to the front, dining room with doors leading to the garden, well-appointed kitchen with a range of base and wall mounted units with integrated appliances and handy utility room off. Stairs lead up to spacious landing, principal bedroom with fitted wardrobes and en suite shower room, 3 further double bedrooms and the family bathroom completes the accommodation.

Outside to the rear there is a good sized south west facing garden which is ideal for al fresco entertaining. To the front is the front garden and drive leading to the garage.

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Property Features

140m²

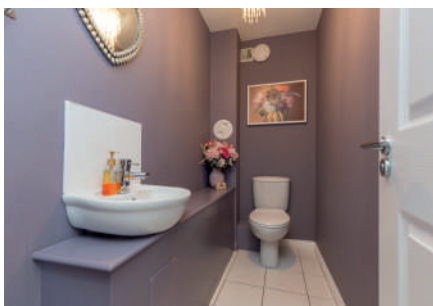
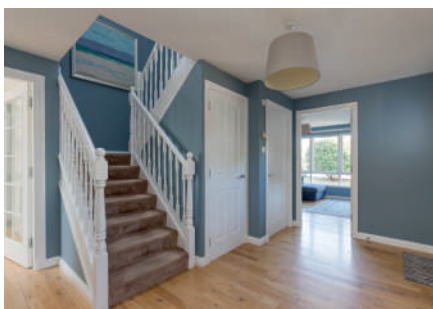
Desirable Location

Beautifully Presented

Family Home

Flexible Accommodation

Pretty Gardens









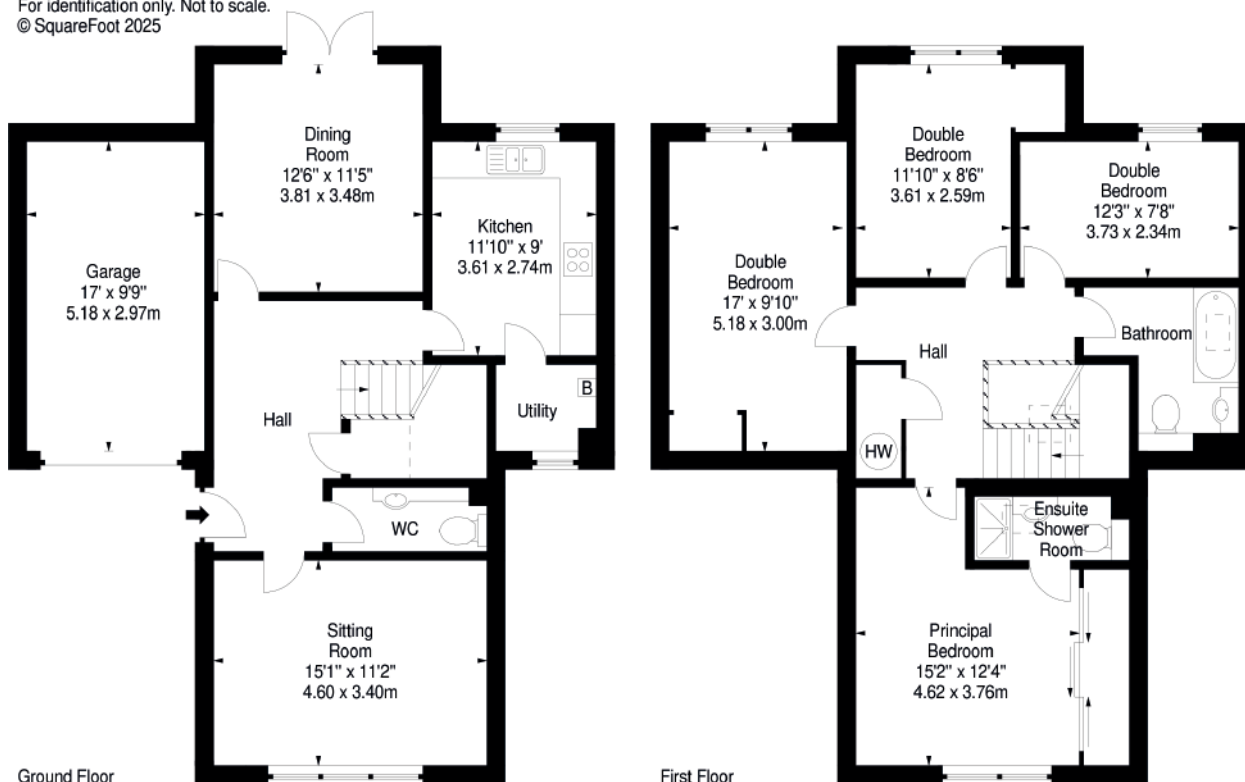




Muirfield Grove,
Gullane, EH31 2EW



Approx. Gross Internal Area
1508 Sq Ft - 140.09 Sq M
Garage
Approx. Gross Internal Area
170 Sq Ft - 15.79 Sq M
For identification only. Not to scale.
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Gullane is a small picturesque village lying less than 45 minutes drive from the centre of Edinburgh. It has a good range of local shops and other amenities but it is the excellent sandy beaches and world renowned golf courses including Muirfield that make it a special place to live. The ready access to the beaches and to the countryside of East Lothian combined with easy access to Edinburgh ensures a quality of life that is hard to beat. There is a primary school and excellent secondary schooling at North Berwick, private schooling at preparatory level in Haddington and Dunbar and private schooling in Musselburgh and in Edinburgh.

Extras

All fitted floor coverings, light fittings and integrated appliances are included in the sale (the seller will not warrant their working order).



Find out more

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Notes

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 emailed –sales@ieroproperty.com 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 Combined 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 Combined Standard Clauses.

