

COULTERS[©]

29 MUIRFIELD CRESCENT

GULLANE, EH31 2HN

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Stylish two bedroom semi detached house in a popular residential location. Internally the property is presented in move in condition with light decoration and an appealing layout.

Set on a large mature plot with excellent potential for extension or off street parking subject to permissions. Within walking distance of a selection of independent shops and restaurants along with the wonderful beach which Gullane is renowned for.

KEY FEATURES

-  Well presented semi detached house
-  Generous corner plot
-  Sought after established residential area
-  Two double bedrooms
-  Unrestricted on street parking
-  Excellent local amenities nearby



The accommodation arranged over two floors comprises - Useful and welcoming porch, bright sitting room with a large window to the front and a fireplace providing an attractive focal point, well planned modern kitchen/dining room with patio door leading directly to the garden; and on the first floor shower room and two double bedrooms. The property benefits from gas central heating and is double glazed throughout.



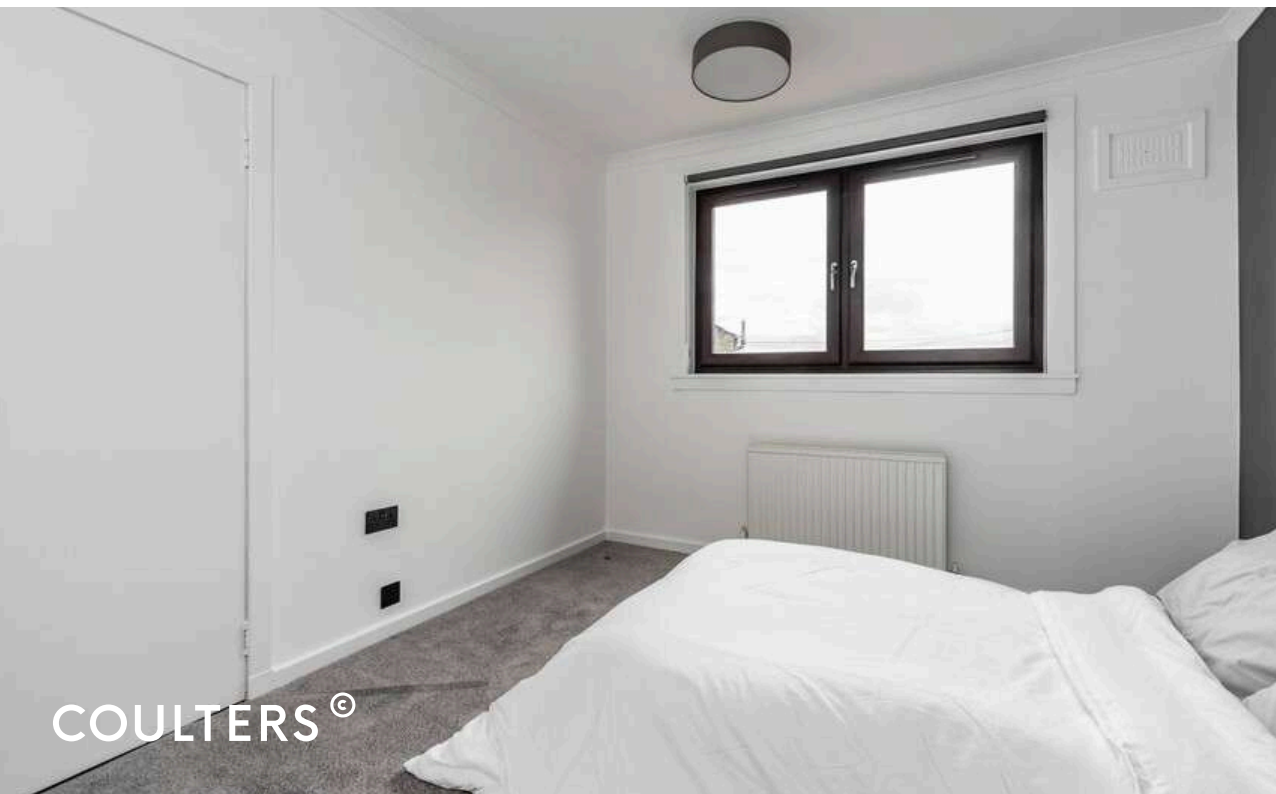


THE LOCAL AREA

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 and integrated appliances are included in the sale price.

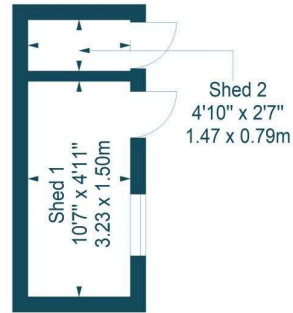


Muirfield Crescent,
Gullane,
East Lothian, EH31 2HN

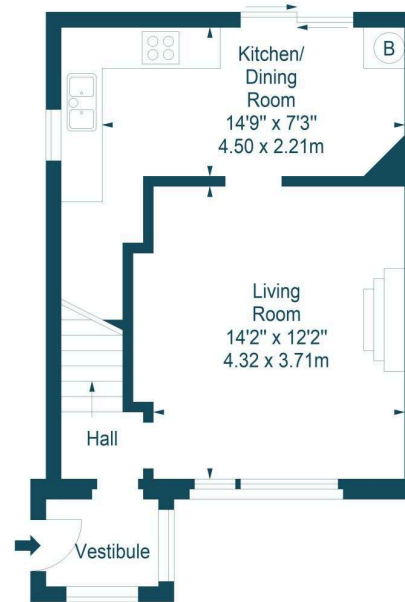


Approx. Gross Internal Area
766 Sq Ft - 71.16 Sq M
Sheds

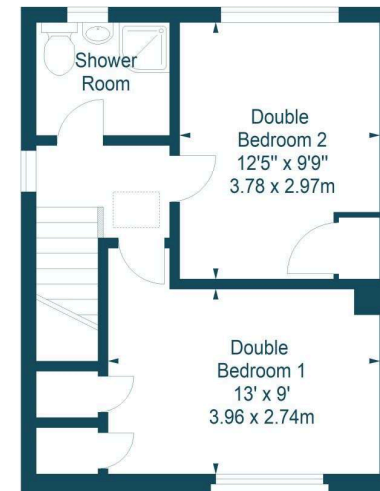
Approx. Gross Internal Area
68 Sq Ft - 6.32 Sq M
For identification only. Not to scale.
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Ground Floor



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.