




COULTERS[©]

44 MUIRFIELD TERRACE

GULLANE, EAST LoTHIAN, EH31 2HW

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Ideally located in the highly sought after coastal village of Gullane, 44 Muirfield Terrace is a delightful 2 bedroom semi-detached house situated within easy walking distance of the primary school, an excellent range of local amenities and the beach.

The bright and spacious property has been recently renovated and offers attractive, well presented accommodation, in good order throughout, with the additional benefit of a partially floored attic with ladder access, private gardens to the front and rear, a new detached garage and driveway parking.

KEY FEATURES



Attractive, well proportioned semi-detached house



Two double well proportioned bedrooms



Spacious private rear garden



Detached garage and driveway parking



Ideally located close to local amenities and the beach



Recently renovated modern accommodation



EPC Rating - C



Council Tax Band - C





The well proportioned property, which is arranged over two floors comprises on the ground floor - a welcoming hall; south facing sitting room/dining room with a wood burning stove; stylish kitchen with a good range of units and all appliances; and a garden room with French doors opening to the rear garden terrace.

A carpeted staircase leads to the first floor which comprises two well proportioned double bedrooms, both with built in wardrobes and a contemporary bathroom.





THE LOCAL AREA

Gullane is an idyllic, highly desirable coastal village situated less than 45 minutes east of Edinburgh. Its world renowned golf courses and stunning sandy beaches with breath taking views make it a popular location for families and golfers alike.

There are a variety of local amenities including a GP surgery, an optician, chemist, a Margiotta/Waitrose and Co-op, alongside a number of popular local restaurants and cafes and golf courses within walking distance. Regular train services from Drem and North Berwick take you into Edinburgh's city centre in less than thirty minutes and there is also regular bus services that run from North Berwick into the city centre via Gullane.

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 fitted carpets, fitted floor coverings, curtains, blinds, shutters, light fittings, induction hob, oven, combination microwave oven, fridge/freezer, dishwasher, washing machine, the pergola, garden shed and bin/wood stores are included in the sale price.





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Gullane,
East Lothian, EH31 2HW



Approx. Gross Internal Area
858 Sq Ft - 79.71 Sq M
Garage & Pergola
Approx. Gross Internal Area
249 Sq Ft - 23.13 Sq M
For identification only. Not to scale.
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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.