



20 MUIRFIELD APARTMENTS

Gullane, East Lothian, EH31 2HZ



1

Public Room



2

Bedrooms



2

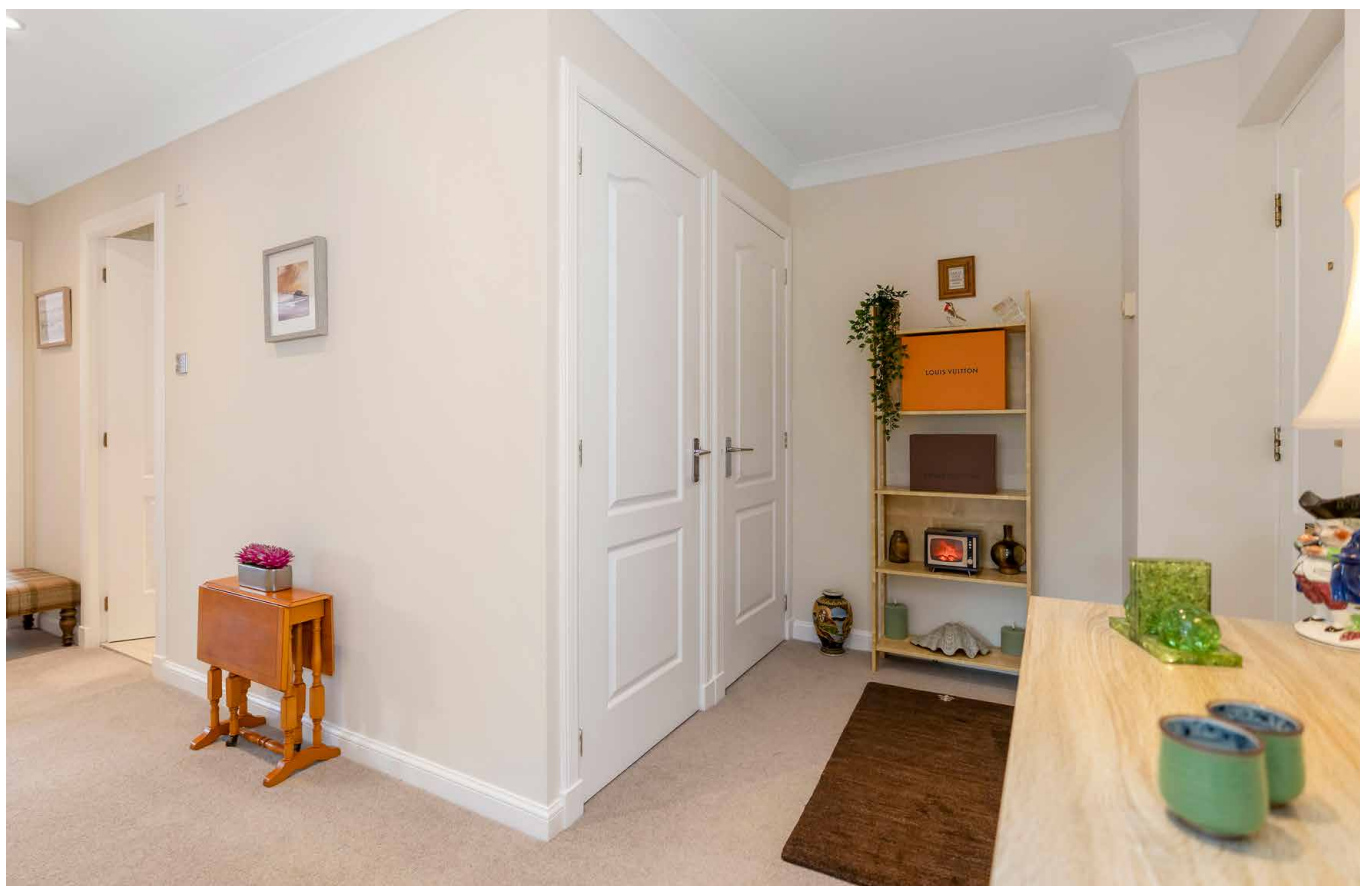
Bathroom



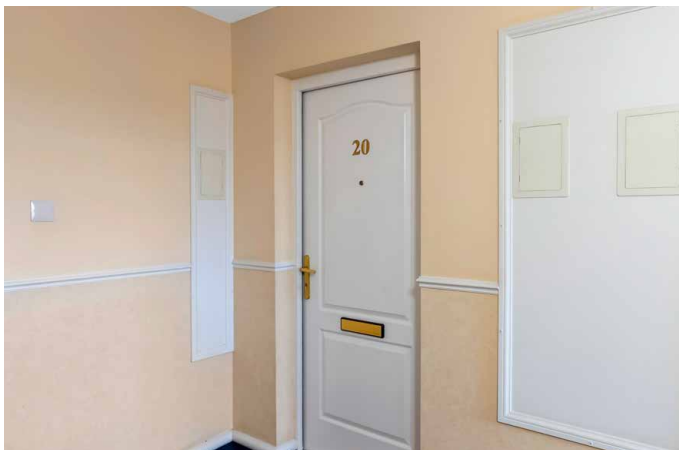
20 MUIRFIELD APARTMENTS

Welcome to 20 Muirfield Apartments, a two-bedroom second-floor apartment forming part of a well-maintained development in the heart of sought-after Gullane. Finished in an attractive contemporary style throughout, this light-filled home offers spacious, move-in-ready interiors designed for relaxed modern living. A generous living and dining room is enhanced by two large windows that flood the space with natural light, while the breakfasting kitchen is fitted with contemporary cabinetry and integrated appliances. The sunny principal bedroom benefits from a fitted wardrobe and an en-suite shower room, complemented by a versatile second double bedroom with built-in storage and a sleek shower room featuring an illuminated mirror. Excellent hall storage, secure phone entry, and residents' parking further enhance this appealing home, which is ideally suited to professionals, first-time buyers, downsizers, and those seeking an attractive coastal retreat or investment opportunity.

Perfectly positioned in one of East Lothian's most desirable seaside villages, the apartment enjoys easy access to Gullane's renowned sandy beach, championship golf courses, independent cafés, restaurants, shops, and everyday amenities. Picturesque coastal walks, excellent road connections, and regular bus services make commuting to Edinburgh straightforward, whilst nearby North Berwick offers additional shopping, leisure facilities, and a railway station with direct services to the capital.







B

**EPC
RATING**

E

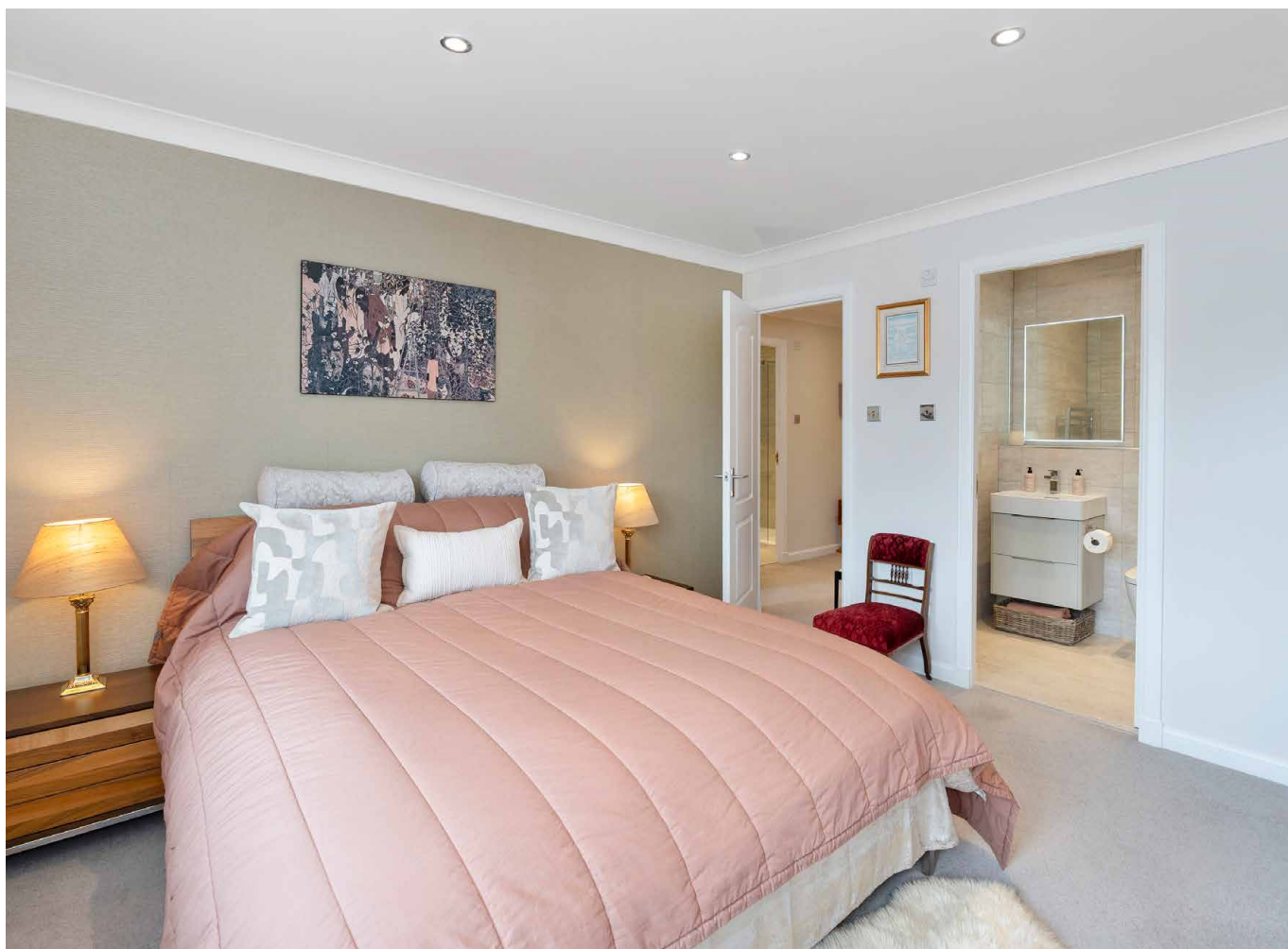
**COUNCIL
TAX BAND**

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Second-floor flat in Gullane
- Part of a modern development
- Secure phone entry and shared stairwell
- Attractively presented modern interiors throughout
- Entrance hall with storage
- Spacious living and dining room
- Breakfasting kitchen with fitted units and appliances
- Sunny main bedroom with a wardrobe and en-suite
- Versatile second double bedroom with a built-in wardrobe
- Modern shower room with light-up mirror
- Residents' parking







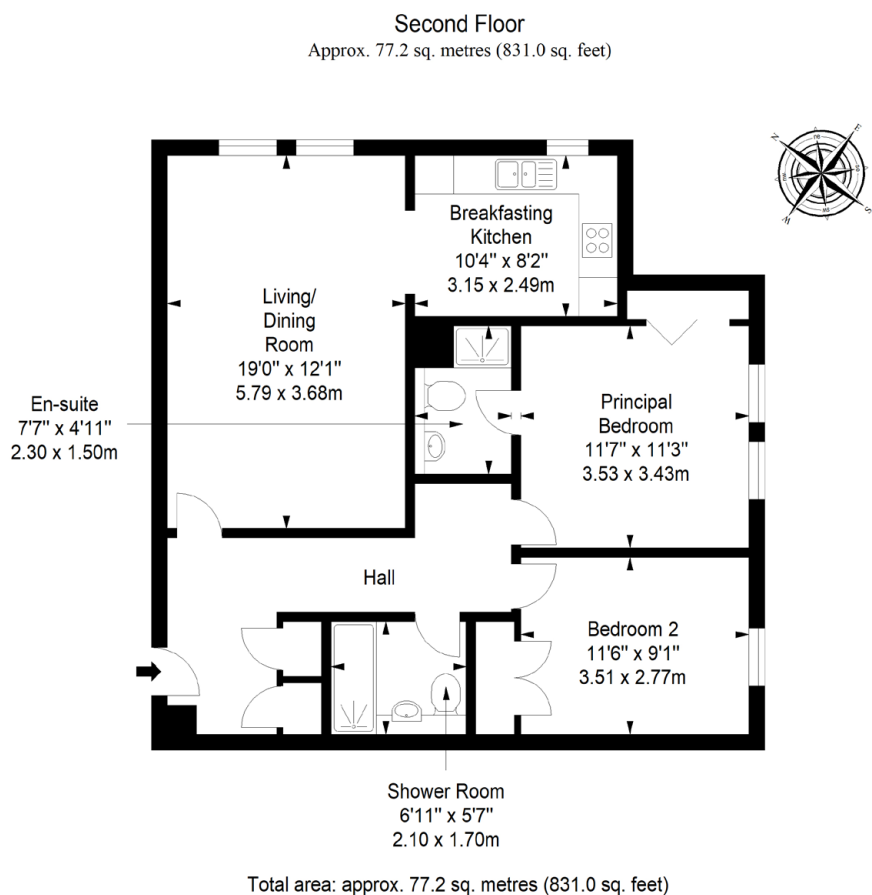
Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, movables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The factor is managed by James Gibb at an approximate yearly cost of £1200.00.



GULLANE, EAST LoTHIAN

Gullane is a sought-after and charming historic village, situated on the breathtaking East Lothian coast and within easy reach of Edinburgh city centre. The stretch of coastline at Gullane is a haven for birdlife; walks through the dunes offer exhilarating views across the Firth of Forth to Fife. Within the village's bustling main street, good local shops cater for everyday requirements as well as independent shops, art galleries, coffee shops, and award-winning restaurants. The vibrant town of North Berwick (5 miles away) and the historic market town of Haddington (7.5 miles away) have a wider range of independent retailers and supermarkets. The surrounding area offers a host of opportunities for the outdoor enthusiast, including sailing clubs, tennis clubs, golfing and horse riding facilities. Gullane is known as one of the best areas for golfing and boasts Gullane No. 1, widely regarded as one of the finest courses in Scotland. Gullane Primary School is nearby, while secondary schooling can be found at highly-regarded North Berwick High school. The proximity of Drem Railway Station, which has regular services to Edinburgh Waverley, makes the area a highly desirable location for those commuting by train, while the nearby A1 will take you to Edinburgh by car in around 30 minutes.



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.