



22 Muirfield Drive

Gullane, EH31 2HQ



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65sqm

EPC

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AS Anderson
Strathern

22 Muirfield Drive

Gullane, EH31 2HQ

Enjoying a desirable end-terrace position, this charming two-bedroom home offers bright, well-proportioned accommodation, generous private garden grounds, and a practical layout ideally suited to modern living. Arranged over two levels, the property combines comfortable interiors with attractive outdoor space, making it an excellent choice for first-time buyers, downsizers, or those seeking a home within a sought-after coastal village.

The ground floor is centred around a spacious living and dining room, providing a versatile setting for both everyday living and entertaining. A wood-burning stove creates an attractive focal point, adding warmth and character to the space. French doors open directly onto the rear garden, creating a seamless connection between the indoors and outdoors while allowing natural light to flow through the room. The adjoining kitchen is fitted with a range of units, offering practical storage and workspace.

On the first floor, there are two well-proportioned double bedrooms and a contemporary shower room. Excellent built-in storage is incorporated throughout the upper level, including a fitted wardrobe and useful hallway cupboards. The flexible accommodation is well suited to a variety of lifestyles, with the second bedroom lending itself equally well to use as a home office, study, or hobby room.

Externally, the property benefits from private gardens to the front, side, and rear, providing excellent space for outdoor relaxation, entertaining, and gardening. The enclosed rear garden is a particular feature, incorporating a timber summerhouse and enjoying direct access from the living accommodation, while the end-terrace position offers an added sense of privacy and openness.

Overall, this is a well-proportioned home offering a practical layout, generous private outdoor space, and a pleasant end-terrace setting. Combining comfortable accommodation with excellent outdoor amenities, the property presents a superb opportunity to acquire a charming home within one of East Lothian's most sought-after coastal villages.

Property features

- Two-bedroom end-terrace home
- Spacious living/dining room
- Wood-burning stove
- French doors to the garden
- Gas central heating
- Double glazing
- Timber summerhouse
- Private front, rear & side gardens
- Sought-after location



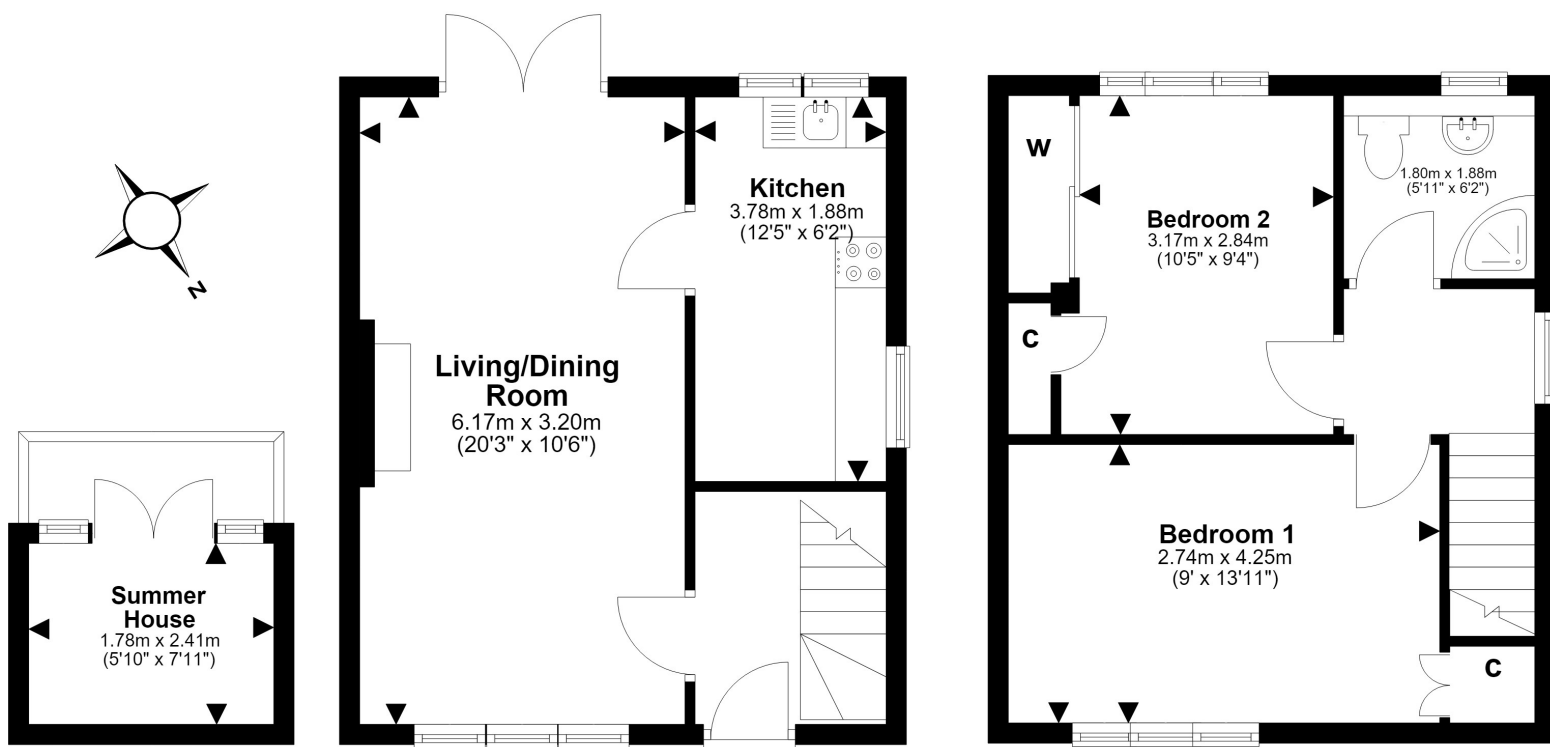




Location

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.





Ground Floor

First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. Free-standing appliances may be available by separate negotiation.

Council Tax band C

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.

espc

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