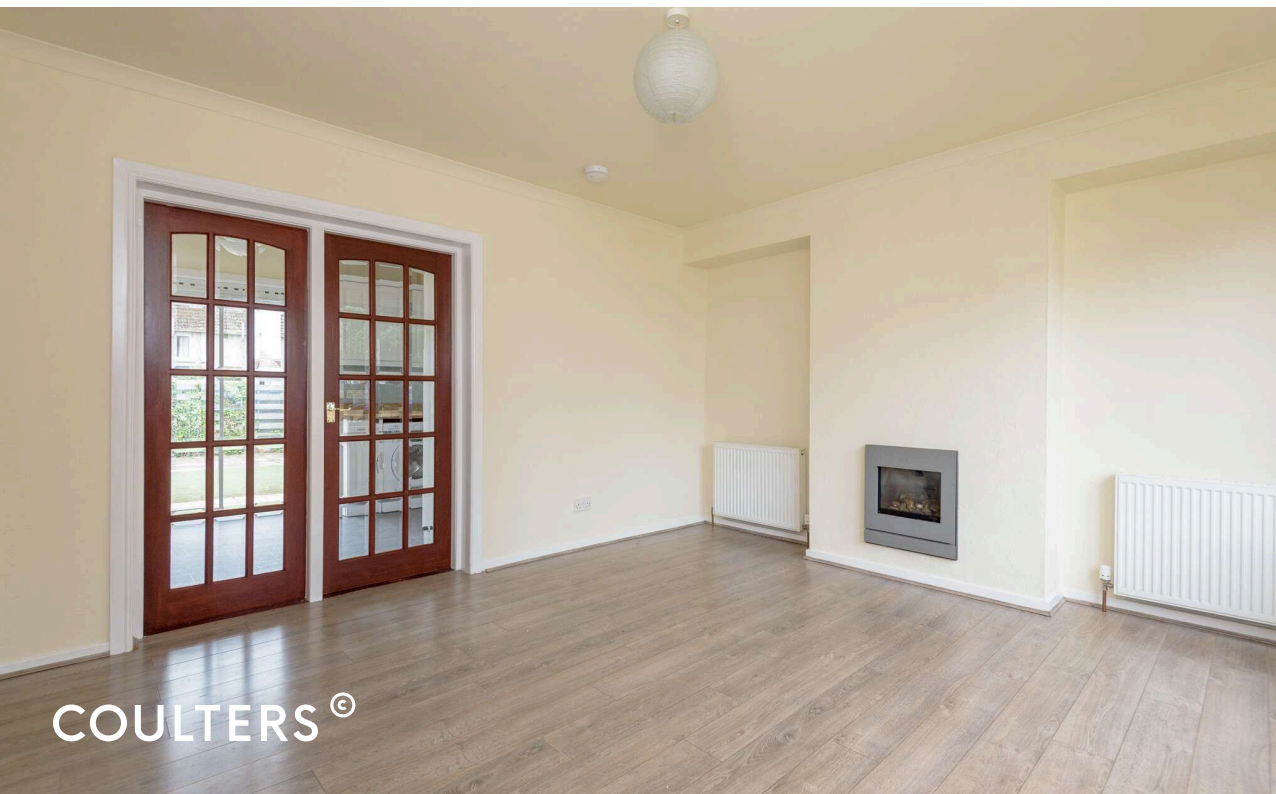


COULTERS[©]

17 MUIRFIELD TERRACE

GULLANE, EAST LoTHIAN, EH31 2HW

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in the heart of the highly sought-after coastal village of Gullane, 17 Muirfield Terrace is a bright and appealing three-bedroom semi-detached home, ideally located within easy walking distance of the village primary school, excellent local amenities, renowned golf courses and the beautiful sandy beach.

Offering well-proportioned accommodation arranged over two levels, the property is perfectly suited to family living and further benefits from a private south-facing rear garden designed for ease of maintenance, together with a private garage and driveway parking.

KEY FEATURES



Modern semi-detached house in popular residential area



Three bedrooms, one with ensuite



Delightful south facing private garden



Detached timber garage and driveway parking



Ideally located close to local amenities and the primary school



Bright, well proportioned accommodation



EPC Rating - C



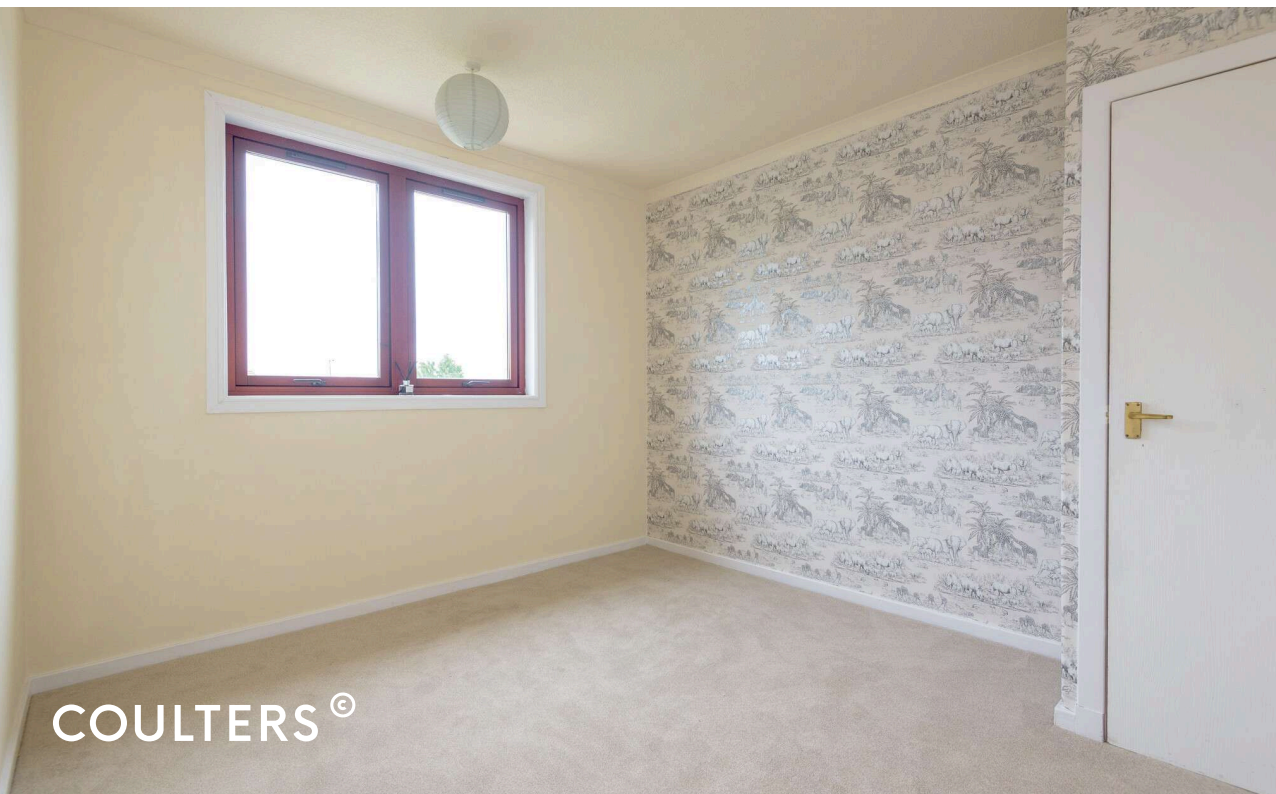
Council Tax Band - C



The accommodation is entered via an entrance vestibule with a large storage cupboard, leading into a welcoming reception hall. To the front of the property, the spacious sitting room enjoys a pleasant outlook over the garden, while to the rear, the kitchen/dining room is fitted with a range of units and appliances and features French doors opening directly onto the garden, creating an ideal space for everyday living and entertaining. A modern shower room completes the ground floor accommodation.

A staircase leads to the newly carpeted first floor, where the principal bedroom benefits from fitted wardrobes and an additional storage cupboard. There is a further double bedroom with built-in storage and a third bedroom featuring an en-suite shower room, providing flexible accommodation for families, guests or those working from home.





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, light fittings, gas hob, oven, fridge/freezer and washing machine are included in the sale price.

HOME REPORT VALUATION: £270,000



Muirfield Terrace,
Gullane,
East Lothian, EH31 2HW



Approx. Gross Internal Area
936 Sq Ft - 86.95 Sq M
Garage

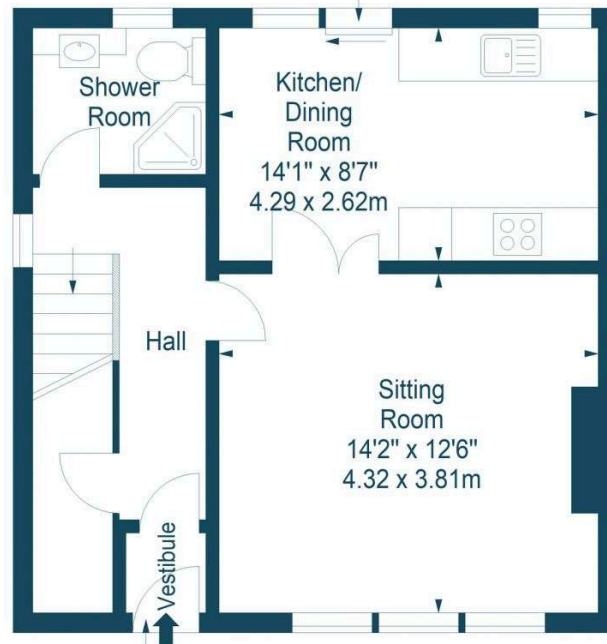
Approx. Gross Internal Area
155 Sq Ft - 14.40 Sq M

For identification only. Not to scale.

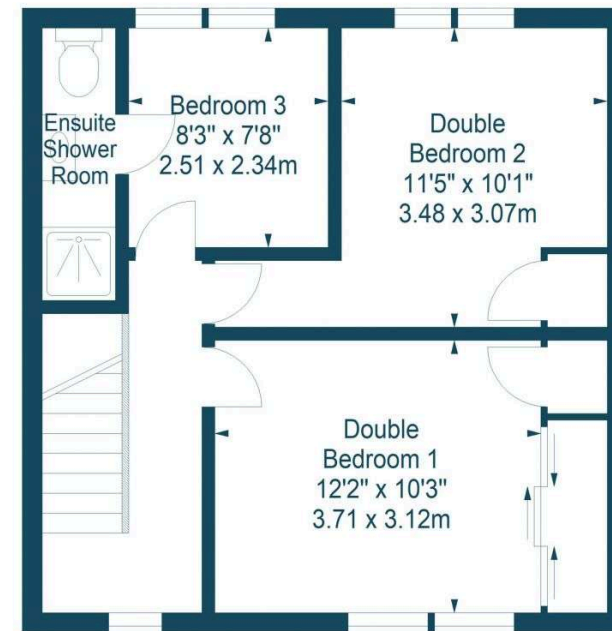
© SquareFoot 2026



Ground Floor



Ground Floor



First Floor

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 enquiries@coultersproperty.co.uk

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.