

# 8 Marine House

MUIRFIELD DRIVE, GULLANE, EAST LOTHIAN, EH31 2ER



*STYLISH GROUND-FLOOR APARTMENT  
IN THE HEART OF GULLANE*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



THIS IMAGE HAS BEEN DIGITALLY STAGED

McEwan Fraser Legal is delighted to present this charming ground-floor apartment, set within a handsome period building in the heart of the highly desirable coastal village of Gullane. Offering an appealing blend of style, comfort, and convenience, the property is ideally suited to first-time buyers, couples, or those looking to downsize. It would also make an excellent holiday bolthole on the East Lothian coastline, providing a perfect base from which to enjoy the area's renowned beaches, golf courses, and coastal lifestyle.

The building benefits from secure phone and well-maintained communal areas that enhance the overall sense of quality. Internally, the accommodation opens with a welcoming entrance hall incorporating useful storage, which in turn leads to a bright and spacious open-plan kitchen and living room. This sociable space has been thoughtfully designed for modern living, featuring contemporary cabinetry, integrated appliances, and stylish downlighting, alongside ample room for both dining and relaxation.

## The Property



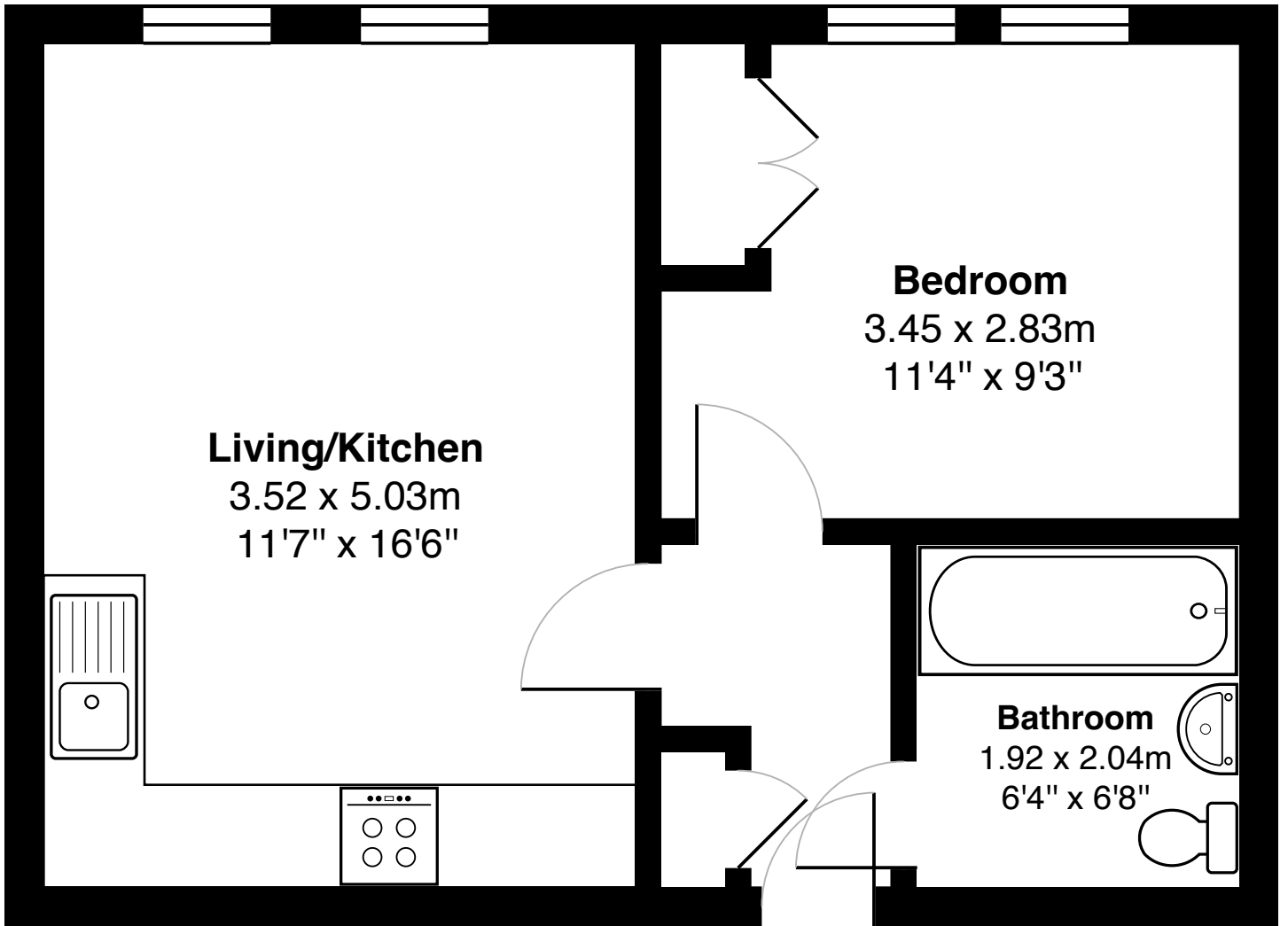


The double bedroom is well proportioned and finished with soft carpeting, complemented by a built-in wardrobe that provides excellent storage. The bathroom is presented in a modern style, complete with an overhead shower, towel warmer, wall-mounted mirror, and vanity storage, creating a clean and functional space.



THIS IMAGE HAS BEEN DIGITALLY STAGED





Gross internal floor area (m<sup>2</sup>): 36m<sup>2</sup>

EPC Rating: B





Externally, the property further benefits from private allocated parking and access to neatly maintained communal gardens. With a wide range of local amenities within easy reach, and the beautiful sandy beach and scenic coastal walks just a short distance away, the setting offers an exceptional quality of life. For those commuting, Edinburgh can be reached in approximately 45 minutes by car, making this an excellent choice for buyers seeking a balance between coastal living and city accessibility.

## The Property



---

Marine House enjoys a prime position within the highly sought-after coastal village of Gullane, one of East Lothian's most desirable locations, renowned for its exceptional lifestyle offering, scenic surroundings and world-class golfing heritage.

Set on the southern shores of the Firth of Forth, Gullane is a picturesque and historic village dating back to at least the 9th century, combining traditional charm with modern convenience. Today, it offers a peaceful coastal setting while remaining within easy commuting distance of Edinburgh, approximately 20 miles to the west.

The village is perhaps best known as the heart of Scotland's celebrated "Golf Coast", widely regarded as a golfer's paradise. Gullane is home to the prestigious Gullane Golf Club, which boasts three outstanding links courses, each offering a unique challenge across spectacular coastal terrain where golf has been played for centuries.

---

## The Location

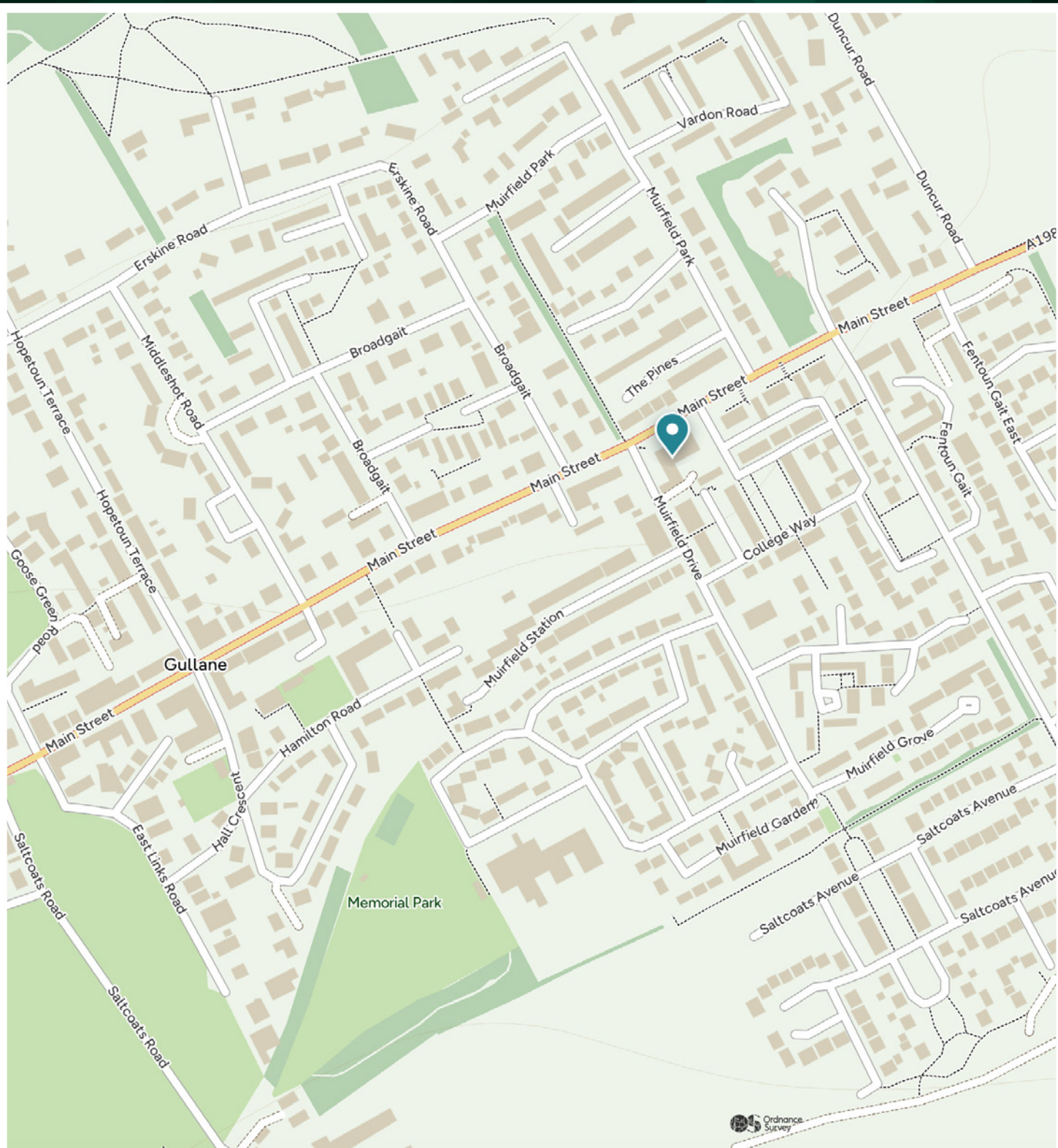


---

Just over a mile away lies the world-famous Muirfield, home of The Honourable Company of Edinburgh Golfers and a regular host of The Open Championship, placing Gullane firmly on the global golfing map. The surrounding area also offers further renowned courses, including those at Archerfield, enhancing its reputation as one of the finest golfing destinations in the world.

Beyond golf, Gullane offers an enviable coastal lifestyle. The stunning sandy expanse of Gullane Bents beach, backed by rolling dunes and natural grassland, is ideal for walking, water sports and family outings. The village itself provides a welcoming community atmosphere with a selection of independent shops, cafés and restaurants, alongside everyday amenities. Gullane's unique blend of coastal beauty, historic charm and sporting prestige continues to attract a wide range of buyers, from families and professionals to retirees and second-home owners. Its combination of tranquillity, accessibility and outstanding leisure facilities makes it one of the most desirable villages in East Lothian.

---



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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 the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.