

COULTERS[©]

17 MUIRFIELD GROVE

GULLANE, EAST LoTHIAN, EH31 2EW

 5 BED  2 BATH  4 PUBLIC



TAKE A LOOK INSIDE

A beautifully presented five bedroom detached family home, peacefully positioned in a quiet corner plot within a sought after modern development in highly desirable Gullane. Stylishly presented and thoughtfully maintained, the property offers spacious and flexible family living, complemented by an extensive south-facing wraparound garden providing excellent privacy, mature planting, sunny patio areas and a charming summer house.

Ideally located, the property is within easy reach of Gullane's beautiful sandy beach, an excellent range of local amenities, the highly regarded primary school and the village's renowned golf courses, making it an outstanding home for families and those seeking a relaxed coastal lifestyle.

KEY FEATURES



Detached family home



Five bedrooms, one with ensuite



Large South facing rear garden with excellent privacy



Driveway and garage



Within a short walk of all local amenities and schooling



Stylish decoration throughout



EPC Rating - C



Council Tax Band - G





The property comprises: welcoming entrance hall with WC; bright and spacious sitting room with electric fire and direct access to the mature, private rear garden; family/ dining room, snug with electric fire, dining kitchen with double eye level oven, gas hob, integrated appliances and direct access to the rear garden; separate utility room.

On the first floor the principal bedroom benefits from an en-suite shower room and walk in wardrobe, there are four further double bedrooms, three of which benefit from fitted wardrobes. A family bathroom with three piece suite and shower over bath completes the accommodation.





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 an optician, chemist, a Margiotta and Co-op, alongside a number of popular local restaurants and cafes, and with world renowned golf courses on your doorstep this property is ideally situated.

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 window coverings with the exception of the sitting room, light fittings, fitted flooring and integrated appliances are included in the sale. The summer house, garden shed, garden table and some large planters are also included. All wall mounted mirrors and the wall mounted display shelf in the WC are excluded from the sale.

Annual factoring costs are approximately £240 - managed by Charles White.

HOME REPORT VALUATION: £680,000

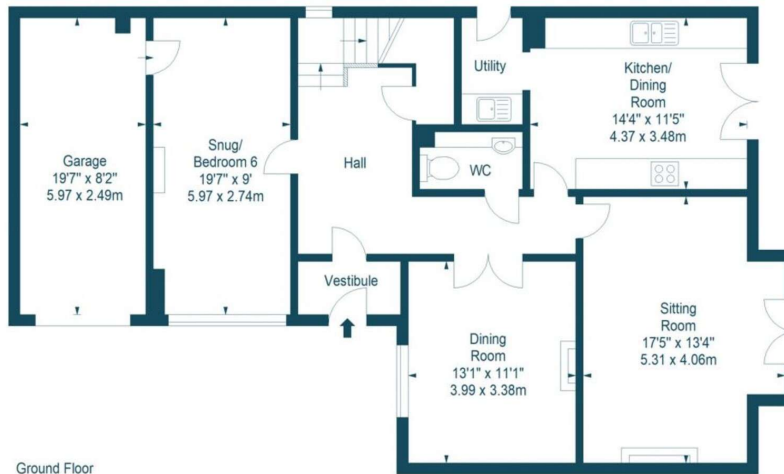




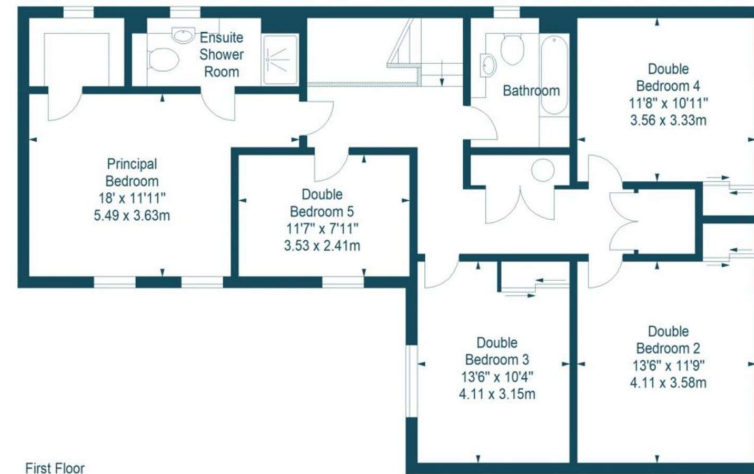
Muirfield Grove,
Gullane,
East Lothian, EH31 2EW



Approx. Gross Internal Area
2254 Sq Ft - 209.40 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor

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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.