



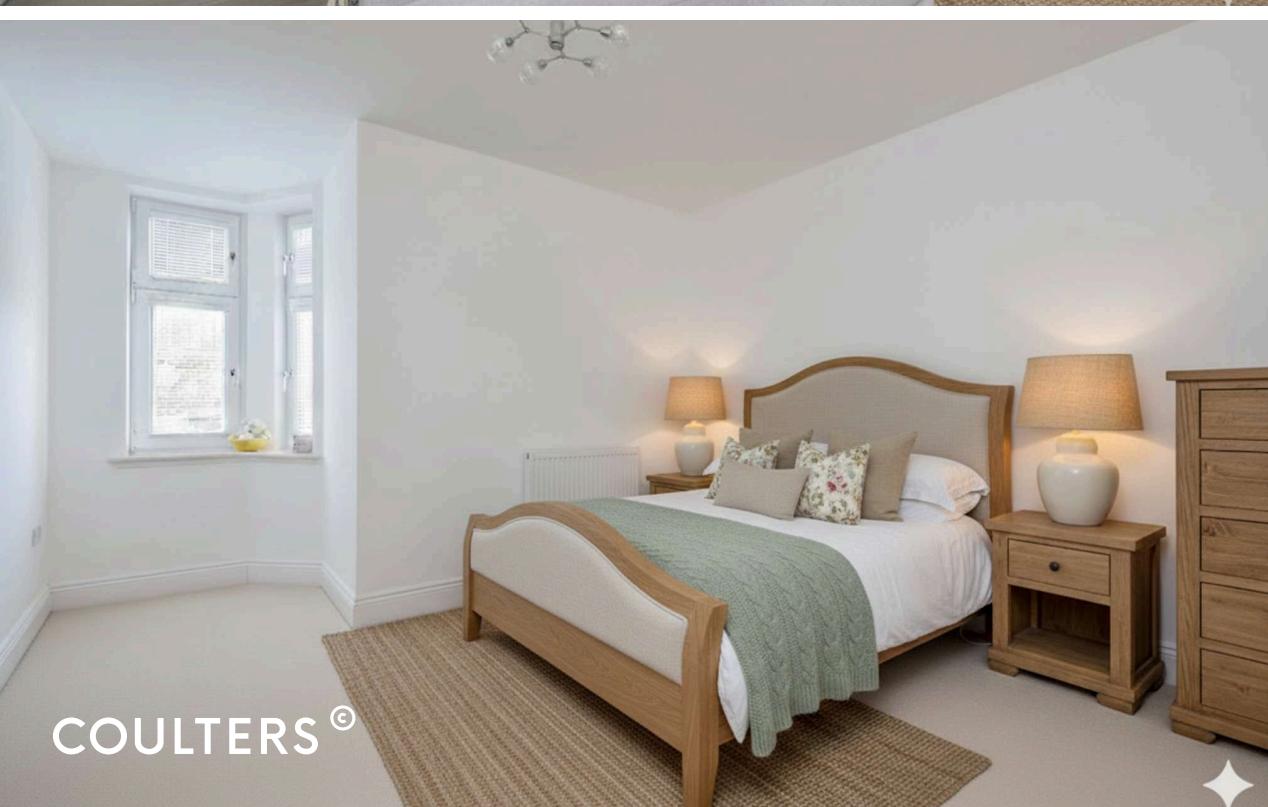
# 12 MARINE HOUSE MUIRFIELD DRIVE

GULLANE, EAST LOTHIAN, EH31 2ER

2 BED

2 BATH

1 PUBLIC



## TAKE A LOOK INSIDE

Forming part of an elegant Victorian building, 12 Marine House is a stylish 2 bedroom main door ground floor apartment, conveniently located in the highly sought after coastal village of Gullane, within easy reach of a number of good local amenities, golf courses and the beautiful nearby beaches.

The property offers well proportioned accommodation combining period character with contemporary style, with the additional benefit of an allocated parking space directly outside the front door, as well as additional visitor parking.

### KEY FEATURES

-  Stylish, well proportioned main door ground floor apartment
-  Beautifully presented, contemporary accommodation
-  Two double bedrooms, one with ensuite
-  Delightful communal garden grounds
-  Allocated private parking
-  Ideally located close to local amenities and the beach
-  EPC Rating - B
-  Council Tax Band - F



The beautifully presented property, arranged across one level, comprises - a private entrance opening into a welcoming vestibule and an exceptionally spacious hallway with generous fitted storage. The open-plan sitting room and modern kitchen create a bright, sociable space for both everyday living and entertaining, complete with sleek cabinetry, integrated appliances, and ample worktop space.

The property offers two well-proportioned double bedrooms, including a principal bedroom with a stylish en-suite shower room. A contemporary family bathroom with shower-over-bath and a separate utility room provide further convenience. Externally, the communal garden grounds add to the appeal, with permission previously granted for a private seating area to the front.

# 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, curtains, blinds, light fittings, hob, oven, combination microwave oven, fridge/freezer, dishwasher and the washer dryer are included in the sale price.

The development is factored by Ross & Liddell with an approximate annual charge of £1,500.

Note: Starred images have been virtually staged.

**HOME REPORT VALUATION: £375,000**



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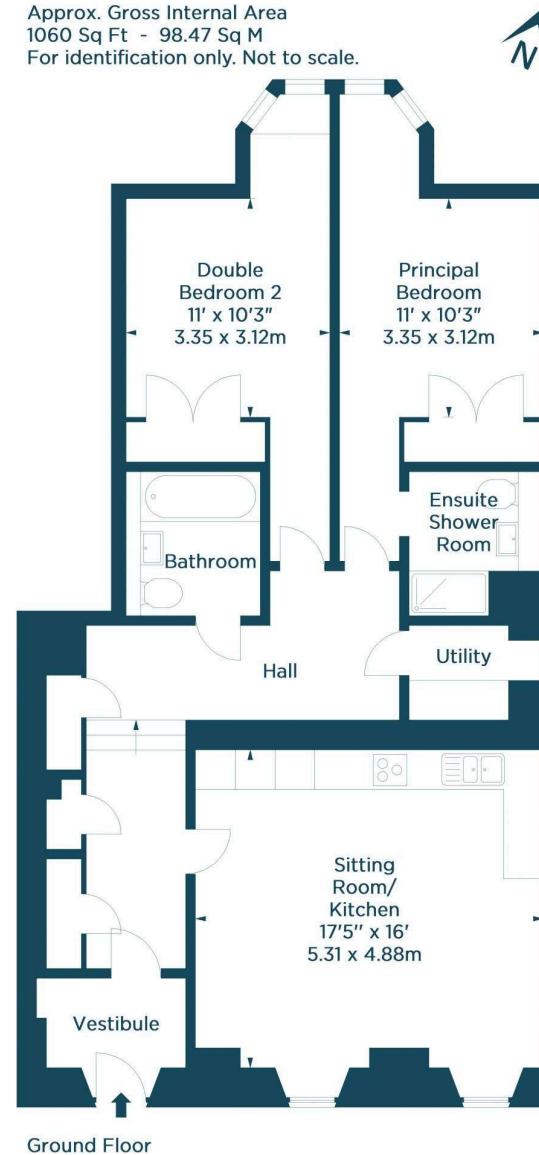


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Approx. Gross Internal Area  
1060 Sq Ft - 98.47 Sq M  
For identification only. Not to scale.



## 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.