

CULLERTON'S

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15 MARINE HOUSE MUIRFIELD DRIVE

GULLANE, EAST LOTHIAN
EH31 2GY



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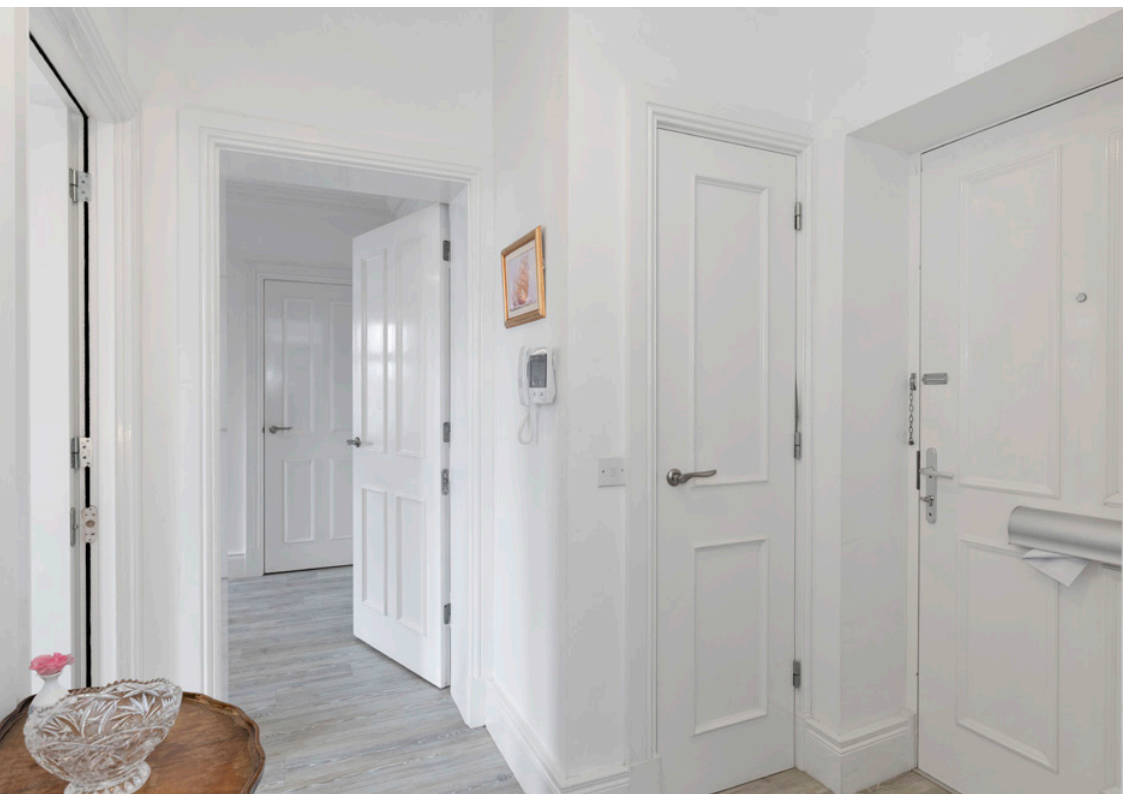
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VIEWINGS: BY APPOINTMENT
TELEPHONE CULLERTON'S ON

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Property Summary

Occupying the second floor of handsome Marine House, this bright one-bedroom flat enjoys far-reaching open views and a highly desirable Gullane setting. The well-presented interiors feature a generous open-plan living, dining, and kitchen area, with multiple windows bringing abundant natural light into the space. A contemporary fitted kitchen incorporates integrated appliances, whilst the double bedroom connects to a versatile dressing room or study. Completing the accommodation are a modern bathroom with a shower-over-bath and extensive storage. Residents also benefit from allocated private parking, lift access and secure bicycle storage, with Gullane's shops, golf courses, and beautiful coastline all within easy reach.

Extras: All fitted floor and window coverings and light fittings are included.

Features

- Bright one-bedroom second-floor flat
- Desirable coastal village of Gullane
- Handsome and distinctive Marine House development
- Far-reaching open views
- Generous open-plan living, dining, and kitchen area
- Contemporary kitchen with integrated appliances
- Spacious double bedroom
- Versatile dressing room or study
- Modern bathroom with shower-over-bath
- Useful hall storage
- Gas central heating and double glazing
- Communal lift
- Private residents' parking and communal bicycle storage
- Home Report Value - £275,000





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*Well-presented interiors feature
a generous open-plan living,
dining, and kitchen area, with
multiple windows*



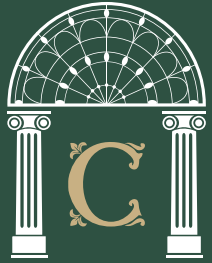




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*Spacious double bedroom that
connects to a versatile dressing
room or study*





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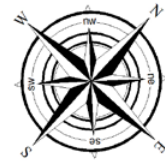
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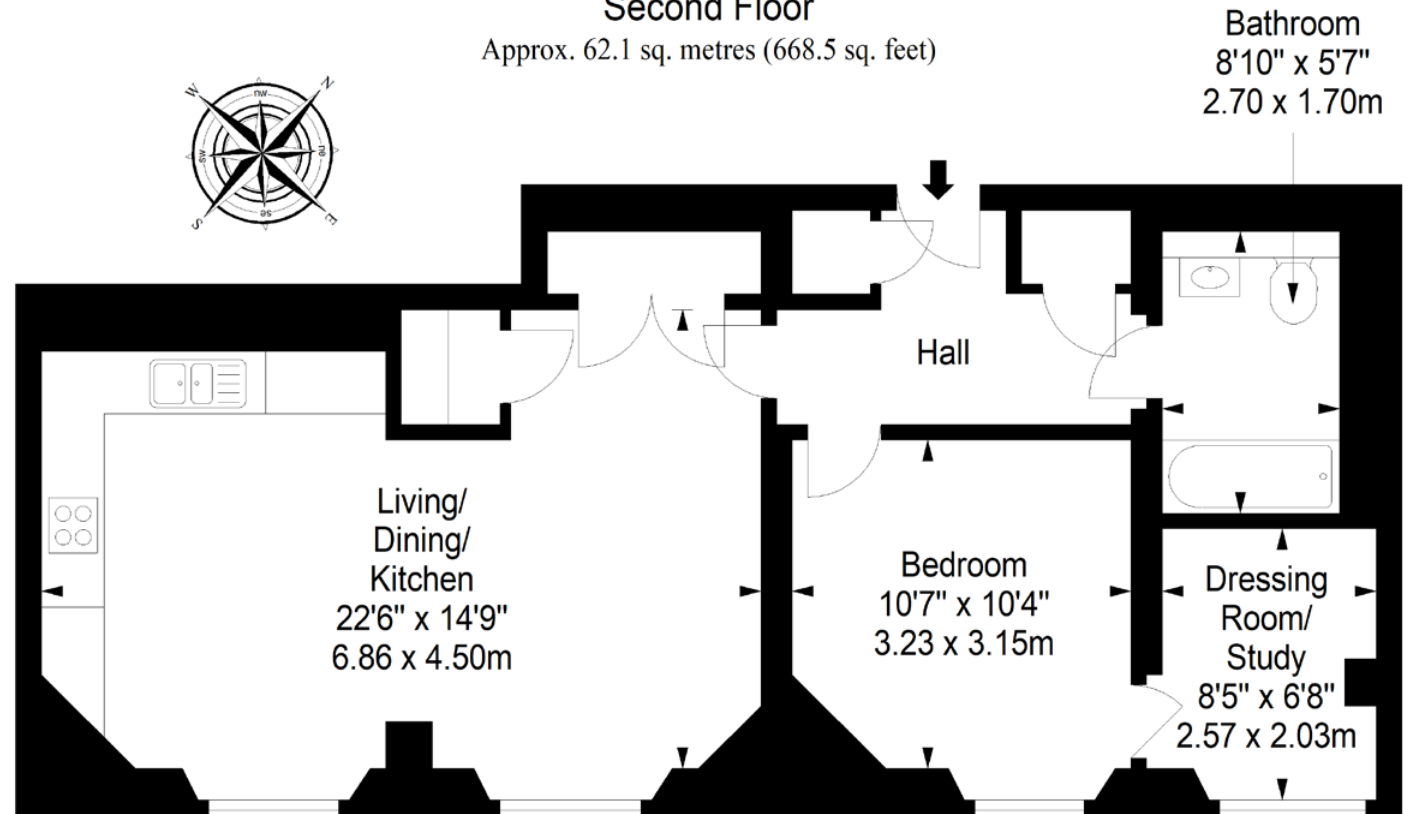
DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Second Floor

Approx. 62.1 sq. metres (668.5 sq. feet)



Total area: approx. 62.1 sq. metres (668.5 sq. feet)