

COULTERS<sup>©</sup>

# 38 MUIRFIELD HOUSE

GULLANE, EAST LoTHIAN, EH31 2EL

 1 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Situated on a peaceful cul-de-sac just off the main street in Gullane, 38 Muirfield House forms part of a retirement development exclusively for the over 60s.

Privately owned by its residents and enjoying a real sense of community, the safe and well-managed development offers its residents access to extensive communal gardens, guest facilities, private parking, and a range of facilities and social activities. A resident housing manager is also on-site five days a week.

Internally, the bright, spacious and well-presented flat is situated on the first floor of the building which benefits from a Stannah stair lift. The accommodation comprises - entrance hall with two storage cupboards; spacious and sunny sitting room with feature fireplace and a door to the kitchen; kitchen with appliances and a range of base and wall units; double bedroom with fitted wardrobe; and shower room with large walk-in shower.

## KEY FEATURES



Bright and well presented first floor retirement flat.



Spacious double bedroom.



Extensive shared gardens.



Private residents parking.



Within a short walk of excellent amenities.



On-site manager, guest facilities & alarm cords.



EPC Rating - D



Council Tax Band - D



The property is heated via electric heating and double glazed throughout.

Externally, the property shares access to well-kept communal gardens and private parking. Handling day-to-day management and emergencies, the housing manager is resident on-site Monday - Friday and all properties provide alarm cords and access to 24-hour telecare.

A guest suite and a communal lounge are also available.

The development is managed by Trinity Factors for a fee of approximately £2,490 per annum (paid in monthly installments).



# THE LOCAL AREA

The highly desirable East Lothian town of Gullane is an idyllic, coastal settlement 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.

There are a variety of local amenities nearby including a GP surgery, an optician, chemist, a Margiotta/ Waitrose and Co-op. Gullane also boasts a number of popular restaurants, cafes and take-aways.

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.

## EXTRAS

All fitted carpets, fitted floor coverings, curtains, blinds, light fittings are included in the sale price as are the appliances in the kitchen (cooker, microwave, fridge/freezer and washing machine).

**HOME REPORT VALUATION: £145,000**



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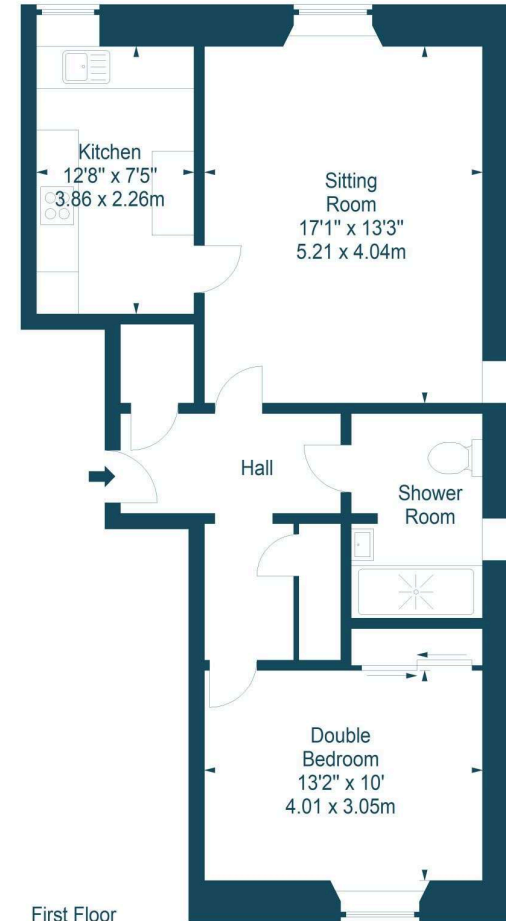


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Muirfield House,  
Gullane,  
East Lothian, EH31 2EL



Approx. Gross Internal Area  
671 Sq Ft - 62.34 Sq M  
For identification only. Not to scale.  
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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.