

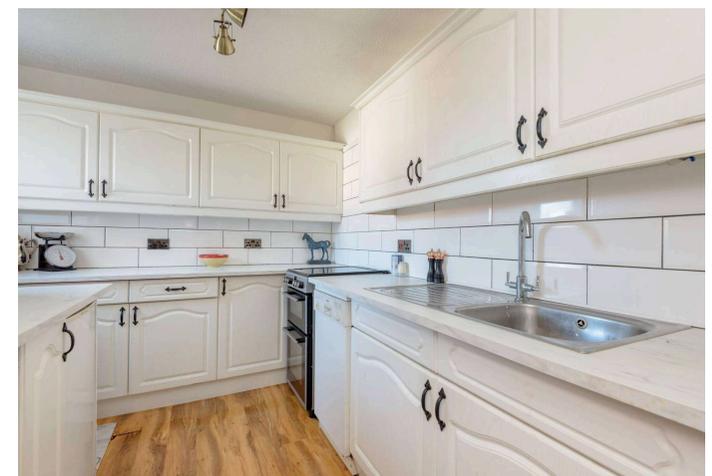


29 Muirfield Steading

GULLANE, EH31 2EQ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Peacefully situated in the sought-after village of Gullane, this four-bedroom property boasts a flexible and spacious layout along with bright and well-presented interiors. Entered on the ground floor and to the left the first double bedroom which includes a shower cubicle. Across the hallway a comfortable and versatile room currently used as a study. Completing the ground floor is a WC.

Ascending to the first floor, you enter a light and airy south-west-facing sitting room decorated with a neutral colour palette and wood-inspired flooring. Warm and inviting it offers a delightful space for day-to-day living. You then move across the hallway into the kitchen showcasing white wall and floor units with black hardware, a metro-tiled splashback, and illuminated marble-effect worktops.

Freestanding appliances include an oven and hob. There are three double bedrooms on this floor including a generously proportioned south-west-facing principal with built-in wardrobes. Each bedroom is tastefully decorated and offer flexible accommodation depending on individual needs. They share access to a WC and a separate family bathroom. Externally there is ample on-street parking. There is a communal garden and drying green. The Muirfield Steading Residents Association covers general maintenance and upkeep of common areas. £175 per annum.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, free-standing oven, fridge, freezer, washing machine, and tumble dryer will be included in the sale.



PROPERTY FEATURES

- Four-bedroom home
- South-west-facing sitting room
- Well equipped kitchen
- Four bedrooms, and a study
- Family bathroom, bedroom with shower
- WC both upstairs and downstairs
- Gas central heating
- Double glazing
- On-street parking
- Communal garden & shared drying green
- EPC - C
- Council tax band - E
- Tenure - Freehold
- Annual Residents' Association Cost - £175

GULLANE

Gullane is an idyllic and highly desirable East Lothian village approx. 22 miles from Edinburgh City Centre.

Residents enjoy good local amenities including an optician, chemist, a Margiotta, and Co-op, as well as the Goose on the Green and Cherish cafés. Bustling pubs and restaurants include The Old Clubhouse, The Main Course, and Tom Kitchin's The Bonnie Badger. Further retail and dining amenities including an Aldi and Tesco are ten minutes away in North Berwick which boasts a thriving high street.

For recreational opportunities you are spoilt for choice with walks on the beautiful Gullane beach (recently named in the top ten of Scottish beaches), or in the East Lothian countryside, tennis at the Gullane Tennis Club, or golf on one of the world-renowned courses which include Muirfield and nearby Archerfield. North Berwick has a sports centre with a swimming pool and fitness classes as well as The Marine Hotel with a luxury spa, swimming pool and gym.

There is a well-regarded local primary school, and the property is within the catchment area for North Berwick High School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh with further choices available in Edinburgh.

Both Drem and North Berwick train stations connect the village swiftly to Edinburgh. Edinburgh's City Centre is approximately a 40-minute drive via the A1.



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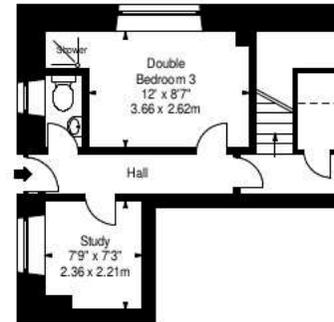
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PARIS STEELE Property

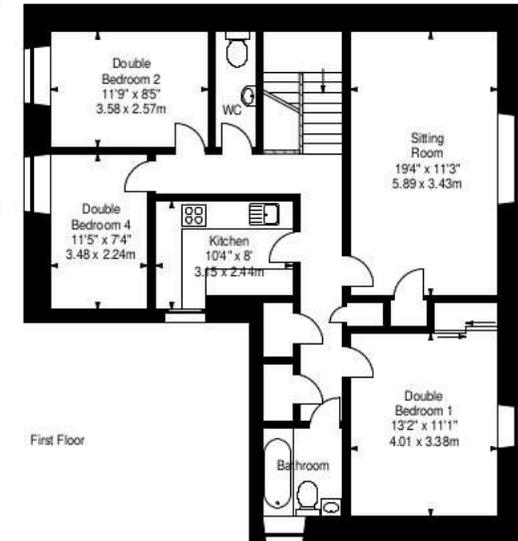
Muirfield Steading,
Gullane,
East Lothian, EH31 2EQ



Approx. Gross Internal Area
1258 Sq Ft - 117.80 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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