

GARDEN STIRLING BURNET

12 MUIRFIELD APARTMENTS

GULLANE, EAST LOTHIAN, EH31 2HZ

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PROPERTY SUMMARY

Immaculately presented following a comprehensive renovation and reconfiguration, this pristine first-floor apartment in sought-after Gullane offers a stylish, more spacious layout designed for modern living. Ideally placed for the village's amenities, golf courses and beautiful coastline, the property combines contemporary comfort with an enviable East Lothian setting. Secure phone entry leads into a shared stairwell and welcoming entrance hall with storage, opening into a bright living/dining room and a brand-new contemporary kitchen. The kitchen is exceptionally well equipped with an integrated washer/dryer, fridge/freezer, dishwasher and wine fridge. A generous double bedroom with fitted wardrobes is complemented by a luxurious new shower room with a walk-in shower. Allocated residents' parking, Hive-controlled gas central heating and double glazing complete this outstanding home. Extras: All fitted floor coverings, light fittings and integrated appliances are included in the sale.

FEATURES

- Pristine first-floor apartment in sought-after Gullane
- Fully renovated and reconfigured to create a more spacious layout
- Secure phone entry and shared stairwell
- Entrance hall with storage
- Bright living/dining room
- New contemporary kitchen with integrated washer/dryer, fridge/freezer, dishwasher and wine fridge
- Double bedroom with fitted wardrobes
- Allocated residents' parking
- Hive-controlled gas central heating and double glazing

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CLICK HERE

for a virtual tour of the property

This apartment offers a living/dining room, a kitchen, bedroom and a shower room.







Gullane

Gullane is a sought-after and charming historic village, situated on the breathtaking East Lothian coast and within easy reach of Edinburgh city centre. The stretch of coastline at Gullane is a haven for birdlife; walks through the dunes offer exhilarating views across the Firth of Forth to Fife. Within the village's bustling main street, there are good local shops catering for everyday requirements as well as independent shops, art galleries, coffee shops, and award-winning restaurants.

The vibrant town of North Berwick (5 miles away) and the historic market town of Haddington (7.5 miles away) have a wider range of independent retailers and supermarkets. The surrounding area offers a host of opportunities for the outdoor enthusiast, including sailing clubs, tennis clubs, golfing and horse riding facilities. Gullane is known as one of the best areas for golfing and boasts Gullane No. 1, widely regarded as one of the finest courses in Scotland.

Gullane Primary School is nearby, while secondary schooling can be found at highly-regarded North Berwick High School. The proximity of Drem Railway Station, which has regular services to Edinburgh Waverley, makes the area a highly desirable location for those commuting by train, while the nearby A1 will take you to Edinburgh by car in around 30 minutes.







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HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



EPC RATING C

COUNCIL TAX BAND D