



25 Muirfield Steading  
GULLANE | EH31 2EQ

  
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Most appealing end of terrace bungalow, superbly tucked away in a small cul-de-sac development boasting charming communal gardens and plenty of parking spaces for use by the residents. This is a lovely spot close to a stretch of sandy beach, lovely coastal walks, open countryside and local golf courses. Easy access can be gained to Drem Railway Station or the A1 for travelling elsewhere. It's anticipated the property will be suitable for a variety of purchasers including a single person or couple of any age looking for a tranquil coastal setting with a real community feel.

### Ready to move into living space -

- Beautifully presented living room benefiting from plenty of natural light filtering in through windows on two elevations
- Kitchen fitted with a good range of storage units
- Two double sized bedrooms, each offering great built-in wardrobe space
- Modern fully tiled/wet walled shower-room featuring electric shower and wash basin set in vanity unit
- Entrance hall providing excellent cupboard storage

### Features -

- Double glazing
- Electric heating
- Active residents association
- Residents parking within cul-de-sac
- Exceptionally well kept communal gardens including a sunny patio area to front, plus a stretch of lawn and drying green to rear.

Energy Rating E. Council Tax D.

Annual communal maintenance of private hard and soft landscaped areas. Residents Association cost £175 per annum.

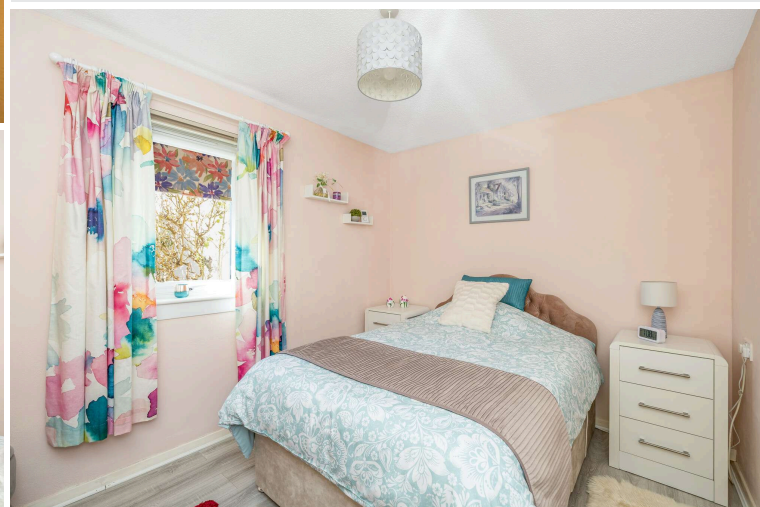
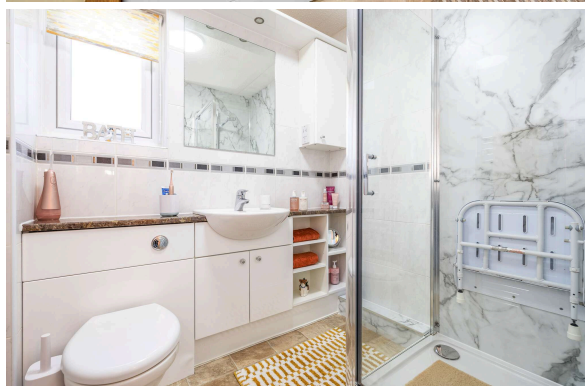
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

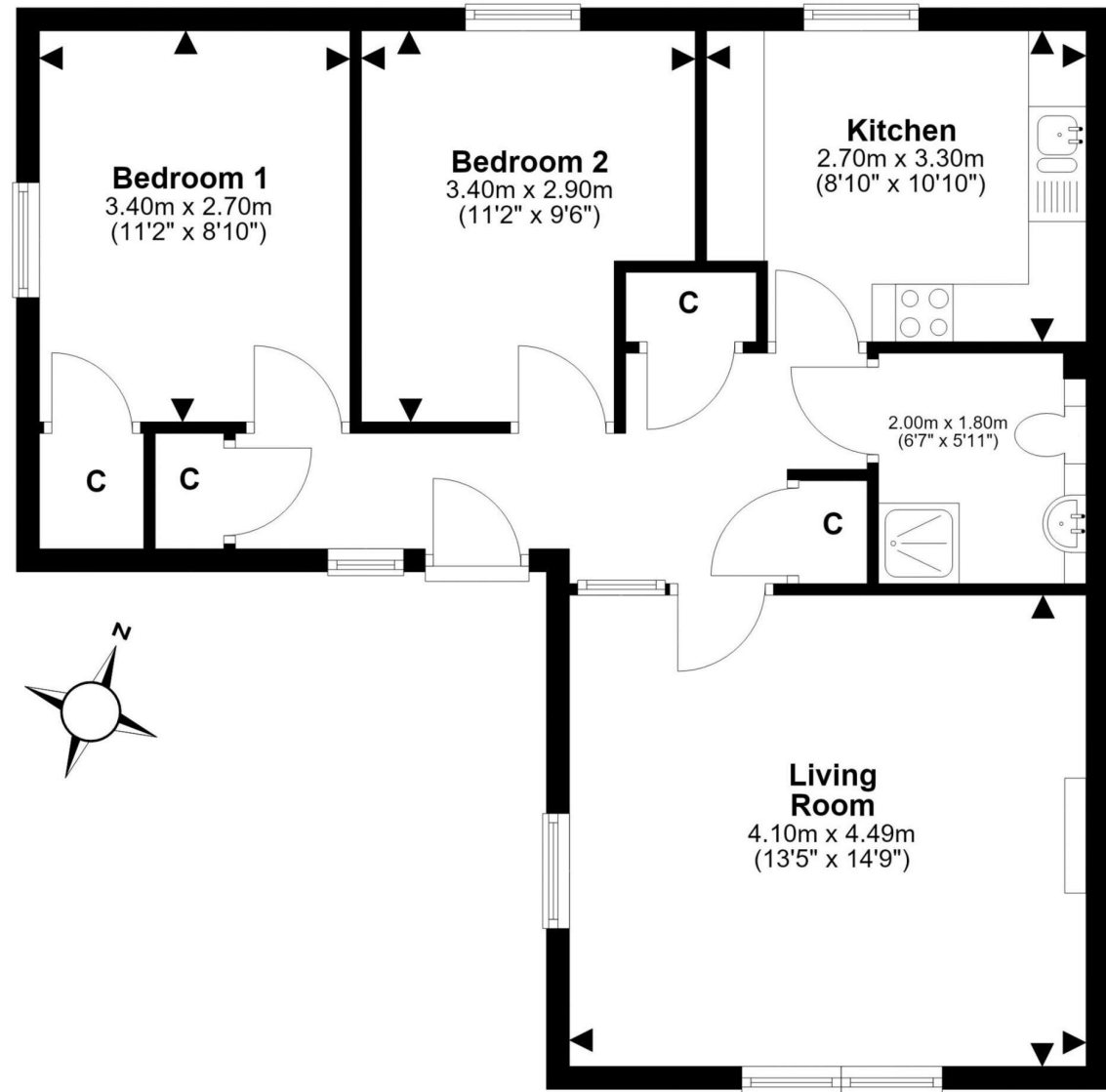




Extras to be included in sale; Fridge, freezer, washing machine and oven. Wardrobe in bedroom 2, all window blinds and curtains in bedroom 2. Storage box and outside pots in garden.

Gullane is a charming coastal village, lying between Aberlady and North Berwick, approximately 20 miles east of Edinburgh via the A1. Gullane itself has a good range of local amenities with further shopping, banking and recreational facilities available at nearby North Berwick, approximately 5 miles away and Haddington which is approximately 8 miles away. Gullane has a lovely beach and is surrounded by many championship golf courses, one of the most renowned being Muirfield. Primary schooling is available in Gullane with secondary schooling being available at nearby North Berwick and there are also a number of private schools in the vicinity. The property has easy access to the A1 providing a link into Edinburgh or to the city bypass and surrounding areas and there is a railway station at Drem which is approximately 3 miles away.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.