



SIMPSON & MARWICK 22 MUIRFIELD APARTMENTS, MUIRFIELD STATION, GULLANE, EAST LoTHIAN, EH31 2HZ

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22 Muirfield Apartments is a well-proportioned two-bedroom, third-floor apartment, set within an established development in the sought-after coastal village of Gullane. Offering bright accommodation, an open south-west outlook from the windows, views towards the golf course and residents' parking, this is an appealing property in a desirable East Lothian location.

The property is accessed via a secure entry system, leading into a well-kept shared stairwell which provides access to the third-floor apartment. Inside, a spacious entrance hall offers a welcoming first impression, along with a useful storage cupboard.

The bright and generously proportioned sitting room provides ample space for both relaxing and dining, with windows enjoying views towards Gullane's renowned golf course.

Positioned just off the sitting room, the kitchen is a good size, with a range of fitted cupboards and appliances, providing practical space for everyday cooking.



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22 MUIRFIELD APARTMENTS

There are two good-sized bedrooms, both enjoying views towards the golf course. The principal bedroom also features useful built-in storage. A family bathroom, fitted with a shower over the bath, completes the accommodation.

The development benefits from secure entry, residents' parking and a visitors' car park, adding to the convenience of this well-located apartment.

Combining generous living space, an attractive open outlook and a desirable village setting, 22 Muirfield Apartments offers an excellent opportunity for a variety of buyers, whether seeking a permanent home, a first-time purchase or a buy-to-let investment.

Its location in popular Gullane also makes it worthy of consideration by investors looking to add to their rental portfolio.



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Location

Gullane is a picturesque coastal village less than 45 minutes by car from Edinburgh. It offers a good range of local shops and amenities, alongside beautiful

sandy beaches and world-renowned golf courses, including Muirfield. The surrounding countryside and coastline provide excellent opportunities for walking and outdoor recreation, while

Edinburgh remains readily accessible. The village has a primary school, with secondary schooling available at North Berwick and further private schooling options in Haddington, Dunbar, Musselburgh and Edinburgh.

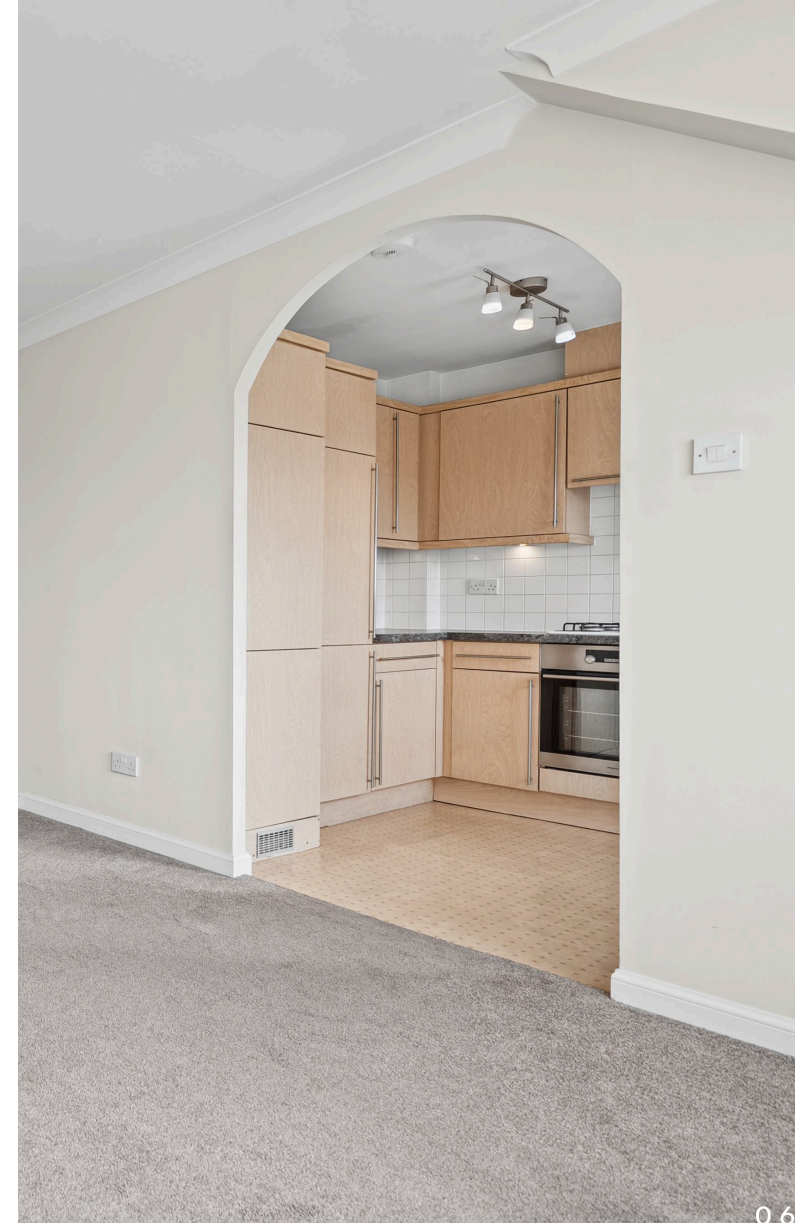


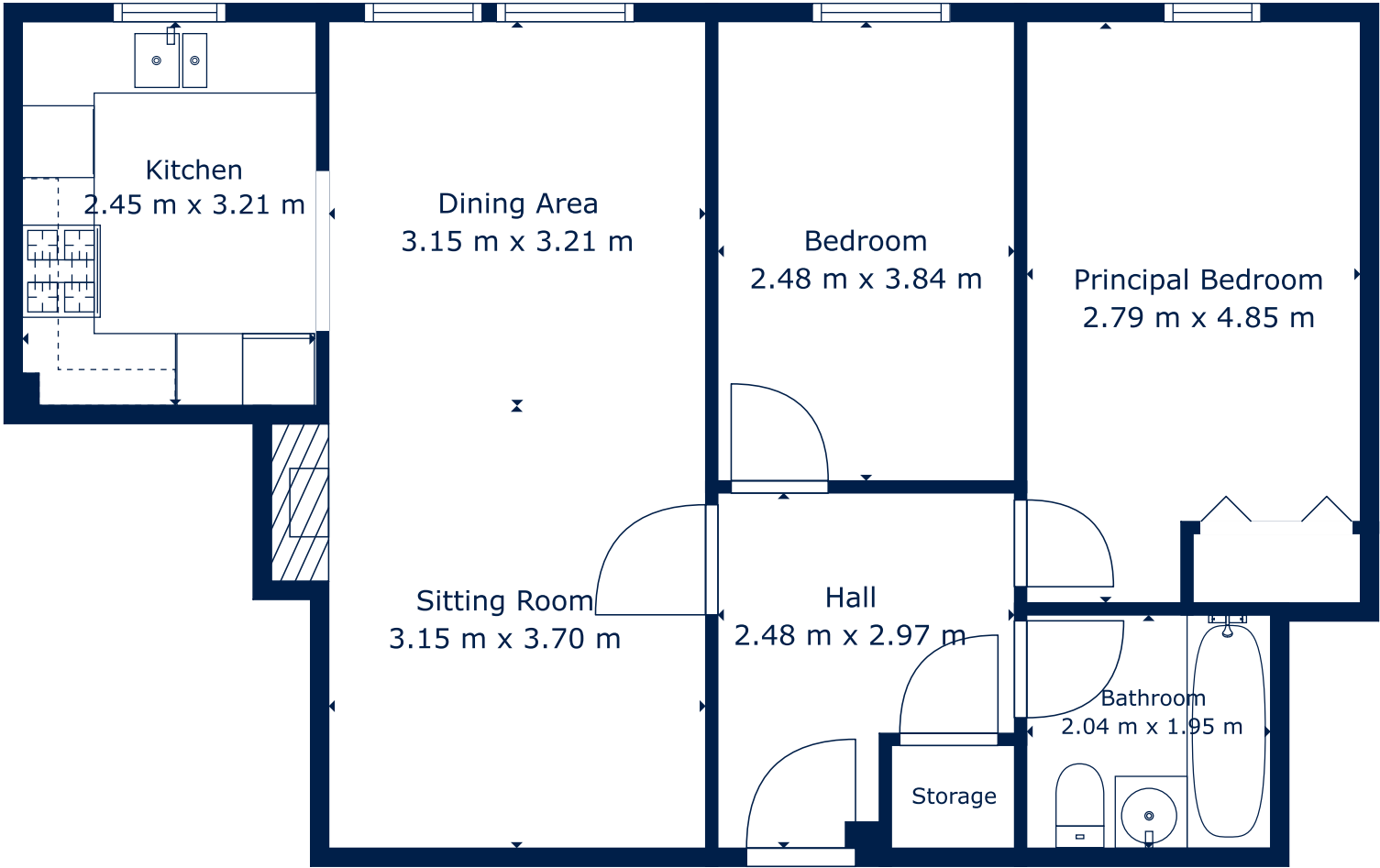
Fixtures and Fittings

All fitted floor coverings, blinds, light fittings, integrated fridge/freezer, oven, hob, cooker hood and washing machine are included in the sale.

Viewing Details

By appointment through Simpson & Marwick.





For Identification purposes only.
Not to scale.

Edinburgh
0131 581 5700

North Berwick
01620 892000

Aberdeen
01224 606210