



GILSON GRAY

LAW • PROPERTY • FINANCE

3 MUIRFIELD STEADING

Gullane, East Lothian, EH31 3EQ



Situated on a quiet road in desirable Gullane, this two-bedroom mid-terraced bungalow is well-presented with modern fixtures and fittings and neutral décor throughout. Furthermore, it benefits from access to a shared garden and a private garage for off-street parking. Sure to appeal to a wide range of buyers, the home is conveniently located close to Gullane's amenities including a selection of shops, schools, transport links, highly-regarded restaurants, cafés and coffee shops, and world-class golfing, as well as the picturesque coast. The property benefits from gas central heating and double glazing throughout

Extras: Integrated kitchen appliances comprising an oven, hob, extractor fan, microwave, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Mid-terraced bungalow in Gullane
- Well-presented, modern interiors and neutral décor
- Entrance vestibule and hall with storage
- Spacious southeast-facing living/dining room
- Attractive kitchen with garden access
- Double bedroom with built-in wardrobe
- Good-sized single bedroom
- Modern bathroom with shower-over-bath
- Shared garden/drying area
- Private garage for off-street parking
- Gas central heating and double glazing







"THIS TWO-BEDROOM MID-TERRACED BUNGALOW IN THE COASTAL TOWN OF GULLANE IS SURE TO APPEAL TO A WEALTH OF BUYERS"





EPC RATING:



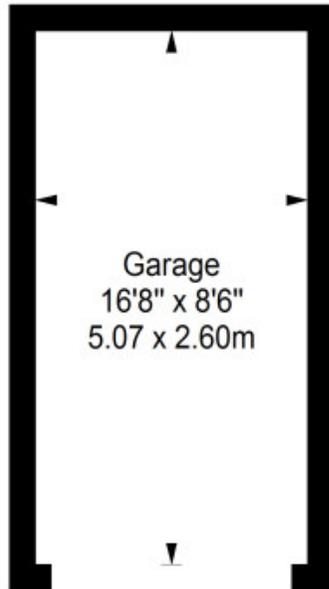
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481

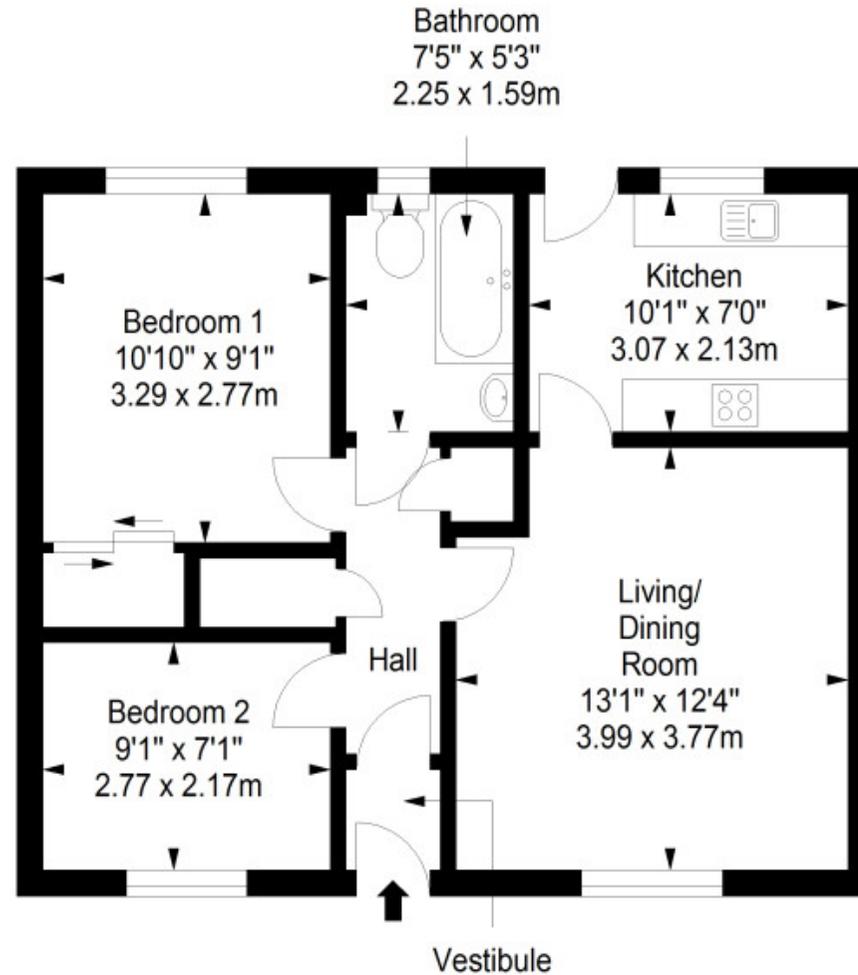
Garage

Approx. 13.2 sq. metres (142.1 sq. feet)



Ground Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



Total area: approx. 62.5 sq. metres (672.8 sq. feet)



GILSONGRAY.CO.UK

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BORDERS

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