

13 Greencraig Avenue, Gullane, EH31 2EZ



Description

Every corner of The Murray is designed to enhance your modern family lifestyle with flexible spaces and clever built-in features. The spacious kitchen features bi-folding doors which lead out onto the spacious patio. While the vast hallway benefits from a high specification four-piece bathroom, storage cupboards and laundry space. Completing the ground floor is a spacious lounge to the front of the property and a large dining room or flexible third bedroom. Upstairs is perfectly arranged too, with both bedrooms benefiting from fitted wardrobes and stylish coombe ceilings. The main bedroom also benefits from a spacious terrace, perfect for relaxing in the evenings.

- Bi-folding doors leading to the patio and rear garden
- Stylish coombe ceilings to the upstairs bedrooms
- A flexible third bedroom on the ground floor
- Excellent storage throughout
- Overall size of 1,568 sq. ft

Images are for illustrative purposes and layouts may vary depending on the individual plot

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

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.





Ground floor



First floor



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Malcolm

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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

