



# GSB PROPERTIES

## HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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.

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GULLANE  
3 MUIRFIELD STATION

OFFERS IN THE REGION OF £300,000



## GULLANE

### 3 MUIRFIELD STATION

**OFFERS IN THE REGION OF £300,000**

**UNIQUE DETACHED HOME IN A MUCH SOUGHT AFTER AREA SET ON THREE FLOORS TO MAXIMISE SPACE**

**LOUNGE  
DINING ROOM  
KITCHEN  
CLOAKROOM  
5 BEDROOMS  
2-EN-SUITES  
FAMILY BATHROOM  
GARDENS  
GARAGE  
DRIVEWAY  
GAS CENTRAL HEATING  
DOUBLE GLAZING**

**VIEWING: CONTACT GSB  
PROPERTIES 01620825368**

#### General Description

Gullane is a popular seaside and golfing village which offers its residents good local shopping facilities, primary schooling and a range of sports and social facilities, all of which are within comfortable walking distance of the property. Of special note is the superb sandy beach, some delightful coastal walks and famous links golf courses of Gullane, Muirfield and Luffness. A wider range of shops, secondary schooling and recreational facilities are available in North Berwick, some five miles away. For those who work in Edinburgh, Gullane is within comfortable commuting distance by car, regular bus service or by train from either Drem or Longniddry Stations.

The property is a detached villa which has been uniquely set on three levels, to give maximum space for the owner. The property has been fitted with German crafted bathrooms and kitchen with integrated appliances, a modern energy efficient heating system to maximise the properties energy efficiency.

Located in a much sought after area, it is an easily and economically run home with full gas fired central heating and hardwood double glazing. Viewing is highly recommended.

#### Accommodation

##### HALLWAY

This spacious hallway with access to all downstairs rooms and staircase leading to first floor. Storage cupboard.

##### CLOAKROOM

With two piece suite including low level w/c and wash hand basin. Extractor fan.

##### LOUNGE 5.03m x 3.39m (16'05 x 11'01)

A spacious family room with wooden laminate floor throughout including into box window to front aspect. Spotlights and coving to the ceiling.

##### DINING ROOM 3.31m x 2.07m (11'01 x 9'03)

Separate Dining Room with patio doors to the rear garden. Wooden laminate flooring and coving to the ceiling.



##### BEDROOM 3 3.62m x 3.73m (11'10 x 12'02)

Double bedroom with window to the front aspect and fitted wardrobes. Laminate flooring.

##### BEDROOM 4 3.39m x 3.17m (11'01 x 10'03)

Double bedroom with window to the front aspect and fitted wardrobes. Laminate flooring.

##### BATHROOM

Family bathroom with four piece suite comprising low level w/c, wash hand basin, panel bath and double shower cubicle.

##### LANDING

##### MASTER BEDROOM 7.57m x 4.67m (24'08 x 15'04)

Superb sized room enjoying the full width of the property with windows to the front and rear aspect. Wooden laminate flooring, fitted wardrobes.

##### EN-SUITE

Fitted with a four piece suite comprising modern deep bath tub, separate shower cubicle, low level w/c and wash hand basin.

##### BEDROOM 5 3.61m x 2.71m (11'10 x 8'10)

Double bedroom with velux window to the rear aspect. Fitted wardrobe and laminate flooring.



##### KITCHEN 3.95m x 3.41m (12'11 x 7'10)

Fitted with a quality range of wall and base level units, with work surface over and integral appliances including hob, cooker, fridge, and dishwasher. Spotlights to ceiling.

##### UTILITY ROOM

Fitted with base level units with work surface over and sink and drainer unit.

##### LANDING

Providing access to the first floor living accommodation and stairs leading to second floor. Fitted cupboard.

##### BEDROOM 2 3.40m x 3.38m (11'02 x 11'01)

Double bedroom with window to the rear aspect of the property. Laminate flooring.

##### EN-SUITE

Fitted with a three piece suite comprising low level w/c, wash hand basin and shower cubicle.

##### GARDEN

Fully enclosed rear garden surrounded by a paneled fence. Lawn area and raised decking with BBQ point. Front access gained by gate.

##### GARAGE

Integral garage with enough space for one car.

##### EXTRAS

All floor and light fittings

##### COUNCIL TAX BAND - F