



License No: ES100012703



# GSB PROPERTIES

## OFFERS TO:

18 HARDGATE HADDINGTON  
EAST LOTHIAN EH41 3JS  
TEL: 01620 825368 FAX: 01620 824671  
LP 1 Haddington DX 540733 Haddington



## 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.



**GULLANE**  
**41 MUIRFIELD TERRACE**  
**OFFERS OVER £198,000**

## GULLANE

41 MUIRFIELD TERRACE

**OFFERS OVER £198,000**

**EXTENDED AND  
IMPROVED SEMI-  
DETACHED CHALET STYLE  
VILLA  
CLOSE TO SCHOOL AND  
TOWN**

**ENTRANCE HALL  
LOUNGE  
DINING ROOM  
KITCHEN  
LAUNDRY ROOM  
FAMILY ROOM  
3 BEDROOMS  
EN-SUITE SHOWER ROOM  
BATHROOM  
EXCELLENT STORAGE  
SPACE  
LANDSCAPED GARDENS  
DRIVEWAY  
GAS CENTRAL HEATING  
DOUBLE GLAZING**

### General Description

Gullane is a popular seaside village which offers its residents good local shopping, an excellent primary school and a range of sports and social facilities. Of special note is the superb sandy beach, some delightful coastal walks and the famous links golf courses of Gullane, Muirfield and Luffness. A wider range of shops, secondary schooling and recreational facilities are available at North Berwick some 5 miles away. For those who work in Edinburgh the property is within comfortable commuting distance by car; regular bus service or by train from Drem or North Berwick stations. Muirfield Terrace is situated on the southern outskirts of the village and the property enjoys a prominent position close to the school.

The property offered for sale is a traditionally built semi-detached chalet-style villa which has been extended and modernised to create spacious living accommodation with a flexible layout. It has been well maintained, is in good decorative order and recent improvements include a large fitted kitchen with open plan family room, bathroom, landscaped gardens and the lounge has been opened up to create a dining room. It is also an easily and economically run home with full gas fired central heating and quality double-glazing. In brief, the accommodation comprises on the ground floor entrance hall, lounge, dining room, kitchen, family room and downstairs bathroom. Upstairs there are three good sized bedrooms with the master having an en-suite shower room. Outside, the front garden is mono-blocked to allow for private off-street parking while the back garden has been laid mainly to lawn with a large workshop to the rear.

This is a lovely home in a great location.



#### **FAMILY ROOM 5.31m x 2.57m (17'05" x 8'05")**

Added to the property the family room, or secondary Dining Room is a bright extension with windows to the rear and side of the property, and is open plan to the Kitchen. French doors to rear garden.

#### **LAUNDRY ROOM**

Useful storage space. Laminate tiled flooring. Door to rear garden.

#### **BATHROOM 2.09m x 1.67m (6'10" x 5'5")**

Fitted with a white three-piece suite with an electric shower unit over the bath. Glazed window, heated tiled floor with shower lux panels to wall.

#### **LANDING**

A straight staircase leads to the upper floor bedrooms. Hatch to part floored attic space above. Fitted carpet to stairs and landing. Access to large storage area within the alcove.

#### **BEDROOM 1 4.37m x 2.67m (14'5" x 8'9")**

A spacious main bedroom which overlooks the front and side of the property. Oak flooring. Spotlights to ceiling.



**VIEWING: OWNER  
07739039451 OR  
TELEPHONE GSB  
PROPERTIES 01620 825368**

### Accommodation

#### **ENTRANCE HALL**

Front door opens to the hall which in turn gives access to the lounge, kitchen, bathroom and stairs leading to the upper floor accommodation. Excellent storage is provided by a large walk-in cupboard and a smaller under stairs cupboard. Laminate wood flooring.

#### **LOUNGE 5.42m x 3.19m (17'09" x 10'03")**

A bright and well-proportioned room with a wide window overlooking the front of the property. Oak floor with open plan section leading to the Dining Area

#### **DINING ROOM 5.42m x 4.00m (17'09" x 13'00")**

The Dining room which is currently set out as a second lounge is an extended feature of the property with windows to the front and side aspect. Oak flooring. There is also a further cupboard within housing the gas central heating boiler.

#### **KITCHEN 3.37m x 3.67m (12'00" x 11'00")**

Fitted with a quality range of base and wall mounted units with tiling over the worktops. It incorporates a sink unit with mixer tap and with built in dishwasher. Wooden effect laminate flooring.

#### **EN-SUITE**

Fitted with a three piece suite comprising of low level w/c, wash hand basin and shower cubicle with Mira Magna power shower. Spotlights to ceiling. Vinyl flooring.

#### **BEDROOM 2 4.43m x 2.64m (14'03" x 8'08")**

Double bedroom with wide window to the front aspect of the property and two fitted wardrobes. Hatch to attic. Fitted carpet.

#### **BEDROOM 3 3.68m x 2.31m (12'01" x 7'07")**

Further bedroom with velux window to the front aspect of the property. Wardrobe, oak effect flooring and spotlights to the ceiling.

#### **GARDEN**

The enclosed garden to the front has been laid for easy maintenance with mono-blocks allowing ample parking. Side access to rear garden which has been laid mainly to lawn with flower and shrub borders. Decking and patio area. Workshop.

#### **EXTRAS**

Included in the sale are all floor fittings, light fittings, cooker and workshop.

**COUNCIL TAX: BAND C**

