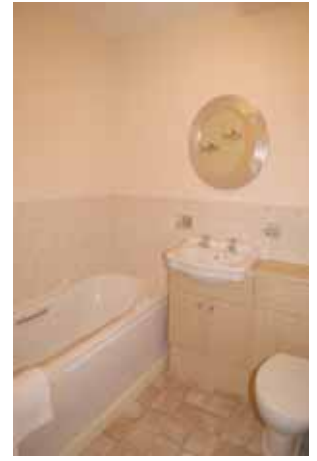


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GSB PROPERTIES

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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 17 MUIRFIELD APARTMENTS

FIXED PRICE £189,995

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GULLANE

17 MUIRFIELD APARTMENTS

FIXED PRICE £189,995

BEAUTIFULLY PRESENTED 2ND FLOOR FLAT IN EXCLUSIVE "CALA" DEVELOPMENT. FULLY FURNISHED AND EQUIPPED - READY TO MOVE INTO

**ENTRANCE HALL
LOUNGE/DINING ROOM
KITCHEN/BREAKFAST ROOM
2 DOUBLE BEDROOMS
EN-SUITE SHOWER ROOM
BATHROOM
GAS CENTRAL HEATING
DOUBLE GLAZING
SECURITY ENTRY PHONE
ALLOCATED & VISITOR PARKING**

General Description

Gullane is a popular seaside and golfing village with good local shopping facilities catering for everyday requirements, a primary school, bowls and tennis clubs and several excellent pubs/restaurants. Of special note is the superb sandy beach with some delightful coastal walks to either side and the famous golf courses of Gullane, Muirfield and Luffness. A wider range of shops 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 or by train from either Drem or Longniddry stations, both of which have park and ride facilities.

The property is a second floor flat located within an impressive, small and exclusive Cala development. It has been beautifully maintained and is in immaculate order throughout. There is full gas central heating and double glazing and other features include a designer kitchen with fully integrated appliances, built-in wardrobes in both bedrooms, and a large shower room attached to the main bedroom. Designated resident and visitor parking and security entry phone system.

NOTE: This property has been used as a second home and is being sold fully furnished and equipped - ideal for those seeking a similar golfing/weekend retreat or perhaps as an investment for letting purposes.

Accommodation

ENTRANCE

Carpeted, well decorated and lit shared entrance hall and stairs. The main door is covered by a security entry phone system.



BEDROOM 1 3.55m x 3.50m (11'8" x 11'6")

Spacious double bedroom with twin windows with an outlook to the side of the building. Corniced ceiling, large built-in fitted wardrobe, fitted carpet and both television and telephone points.

EN-SUITE SHOWER ROOM

1.85m x 1.60m (6'0" x 5'2") Overall
Fitted with a white wash hand basin and WC set in a vanity unit with cupboards under. Fully tiled shower cubicle with glass screen door. Half tiled shower walls, vinyl flooring and extractor fan.

BEDROOM 2 3.62m x 2.80m (11'10" x 9'3")

Double bedroom also with a window to the side of the building. Large built-in fitted wardrobe and fitted carpet.

BATHROOM 2.20m x 1.80m (7'2" x 5'10")

Fitted with a modern white suite with the wash hand basin being set in a vanity unit with cupboard under. Half tiled walls, shaver point, vinyl flooring and extractor fan.



VIEWING: HALL

A spacious and welcoming "L" shaped hallway that gives access to the lounge, both bedrooms and the bathroom. Coved ceiling and large storage cupboards. Fitted carpet and entry phone handset.

TELEPHONE

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LOUNGE/DINING ROOM

5.80m x 3.75m (19'3" x 12'3")

A well proportioned room with a corniced ceiling and twin east facing windows. Decorative balcony - ideal for plants etc. Fitted carpet and both television and telephone points. Door to kitchen.

KITCHEN/BREAKFAST ROOM

3.22m x 2.55m (10'6" x 8'4")

Beautifully fitted with modern base and wall mounted units with tiling over the work surfaces and concealed lighting under the wall units. Built-in gas hob, oven and cooker hood and integrated larder fridge, freezer and washer/dryer. East facing window and vinyl flooring.

PARKING

Allocated parking space in the courtyard to the west of the main building. Additional visitor parking in an area to the north of the building.

SERVICE CHARGE

There is a maintenance charge of approximately £200 per annum, which is paid 6 monthly. This includes factors fee, block building insurance, lighting and cleaning of public areas and maintenance of common communal garden area.

EXTRAS

Included in the sale are all fitted carpets, curtains, light fittings, hob, oven, cooker hood, fridge, freezer, washer/dryer and all furniture, fittings, crockery etc.

COUNCIL TAX BAND: E

