




McEwan Fraser Legal
Solicitors & Estate Agents
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17 Phoenix Rise

GULLANE, EAST LOTHIAN, EH31 2BU

THE LOCATION



Gullane is located approximately 18 miles from the City of Edinburgh and is a delightful village within the county of East Lothian. Commuting to Edinburgh could not be easier with an excellent bus service and rail link at Drem both making the journey very quick.

The village environment provides an excellent community spirit and there are many leisure pursuits to be found within the village. These include four excellent golf courses with the world-renowned Muirfield Golf Course just a few minutes walking distance away. There are local shops to provide for all your daily requirements.



THE PROPERTY

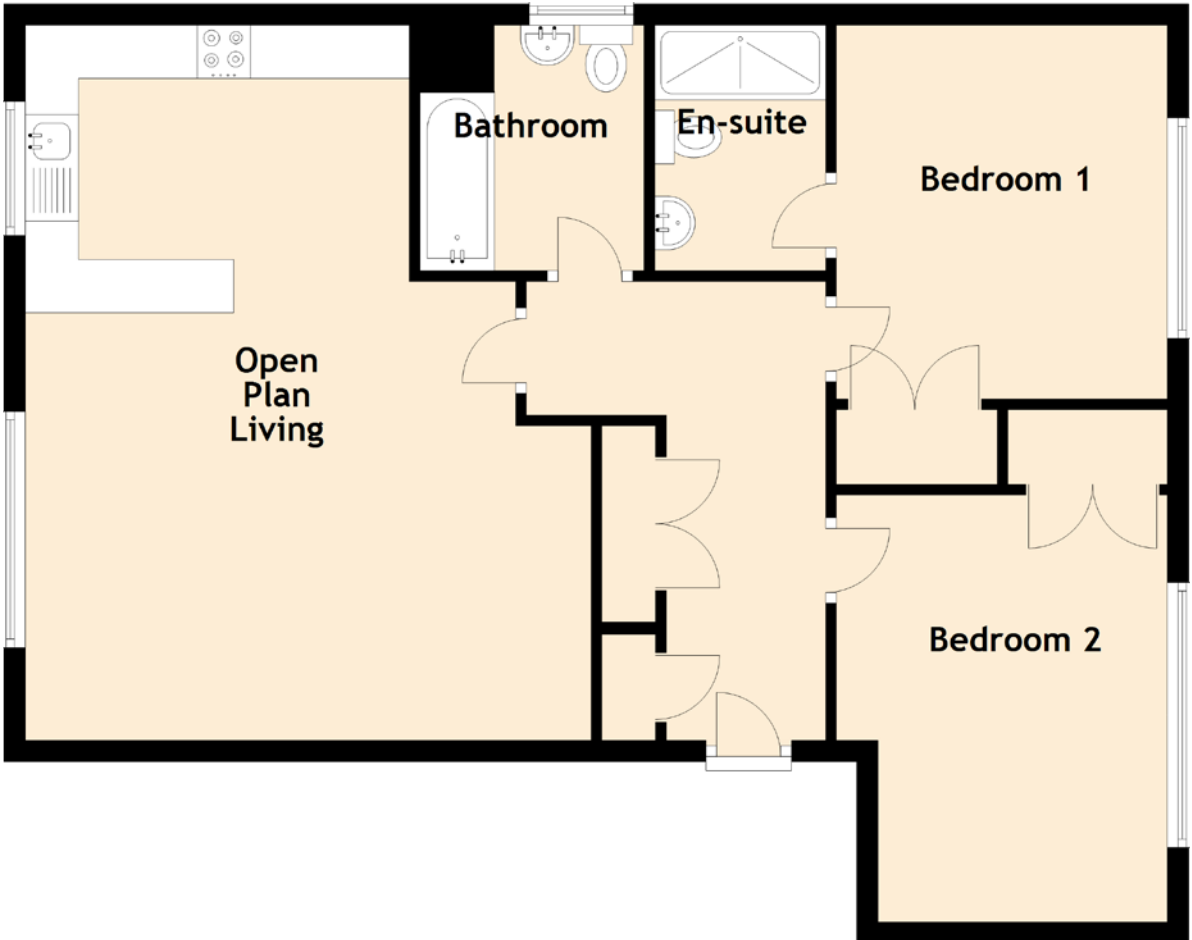
This delightful apartment occupies a prime position within this modern development. On the market in move-in condition, this property can be entered through a well-kept communal stairwell via a security entry phone system. Externally, the development benefits from an attractive well maintained communal courtyard and landscaped gardens.

Internally, the accommodation briefly consists of an entrance hallway with one good-sized storage cupboard which leads on to the lounge/kitchen which is flooded with light. The kitchen area is a fully equipped breakfasting kitchen complete with electric oven, hob and integrated fridge/freezer, washer/dryer and dishwasher and breakfast bar. The master bedroom is spacious whilst containing built-in wardrobes and en-suite. There is a further double bedroom



with ample space for storage and the partially tiled bathroom with a white three-piece suite and shower completes the accommodation.

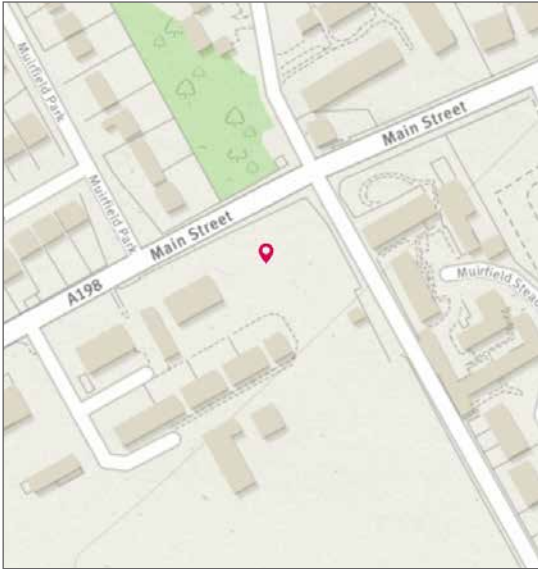
A full gas central heating system and double glazed window units have been installed to help ensure a warm yet cost-effective living environment.



Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.70m (22') x 4.59m (15'1")
Bedroom 1	3.50m (11'6") x 3.10m (10'2")
En-suite	2.30m (7'7") x 1.60m (5'3")
Bedroom 2	4.10m (13'6") x 3.10m (10'2")
Bathroom	2.30m (7'7") x 2.10m (6'11")

Gross internal floor area (m²): 77m²
EPC Rating: B





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