



20 MUIRFIELD HOUSE

Gullane, East Lothian, EH31 2EL.



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A two-bedroom retirement property, situated within a quiet cul de sac, with front and rear communal gardens, a garage and within close proximity of Gullane's amenities.

Drem Train Station 3.9 miles, North Berwick 4.4 miles, Edinburgh 21 miles, Edinburgh Airport 30 miles (All distances are approximate)

Summary of Accommodation

Ground Floor:

Entrance Hall, Open Plan Sitting-Dining Room, Kitchen, Principal Bedroom, Double Bedroom and a Bathroom and a Hall Cupboard.

Attic:

Ramsay ladder access to partially floored loft.

Garden:

A communal front and rear garden, with private patio area.

Garage:

Single Car Garage.



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Situation:

Muirfield House is a sought after and well-regarded retirement community within the heart of Gullane. It is a secluded premises with beautiful, well-maintained gardens and grounds, with a welcoming community that is well cared for by a part-time on-site warden, with regular social activities offered to residents. The property is approached via the Main Street in Gullane lying on the east side of Gullane within close proximity of all the amenities the village has to offer and also has a bus stop directly outside of the main gate.

Gullane is renowned for its excellent sandy beaches and three golf courses (Gullane 1, 2 and 3), there are also two further golf courses close by being Luffness and the Championship course at Muirfield. The village itself has a lively mix of shops with a Co-op, Margiotta Food & Wine Store and well renowned restaurants and hotels. The larger towns of Haddington and North Berwick provide a wider range of shops, supermarkets and leisure activities. Gullane is situated approximately 19 miles east of Edinburgh, and there is a fast and efficient train service from nearby Drem, North Berwick or Longniddry, and Edinburgh International Airport and motorway links are easily accessible via the A1 and City By-Pass.

General Description:

20 Muirfield House is approached via a shared road that arrives to on-street parking, with a paved path leading up to the front door.

The house sits back from the road, with a charming communal front garden and is of brick construction beneath a tiled roof. The house boasts a fantastic position enjoying open views to the front of the property and is bathed in natural light throughout the day, benefiting from both morning and evening sunshine.

A door opens to the kitchen, which has a range of wall and base mounted units with a basin, with modern appliances including a four ring induction hob, with integrated washing machine, freestanding fridge/freezer and oven with grill above, with the back door leading out onto a communal garden. From the kitchen there is a large cupboard housing the hot water cylinder, which is also used as a linen cupboard.

From the entrance hall, gives access to the principal bedroom which has generous built in wardrobes and views over the rear communal garden. A further a double bedroom is stated at the front of the property which faces the front communal garden. Servicing these two bedrooms is a bathroom with overhead shower, WC and basin. Completing the accommodation is a large hall cupboard providing shelving, and Ramsay ladder access to a partially floored loft.



Gardens:

From the kitchen, access can be made out to a private patio area, which is partially paved and partially gravel, which overlooks the communal rear garden, which is predominantly laid to lawn, with an herbaceous border containing a mix of mature plants, shrubs, roses and lavender.

Garage:

There is a single car garage, which has a manual door, with electricity, with an external tap.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Factor Fee:

£223/month (There is a Factor who arranges maintenance and also a Part Time On-Site Warden)

On Site Facilities:

Telecare System within the property.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH31 2EL.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the price. All white goods are to remain.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains Electricity, Water and Drainage.

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827.

Council Tax

Band E.

EPC Rating

Band D

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.



Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – Rettie Town and Country](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

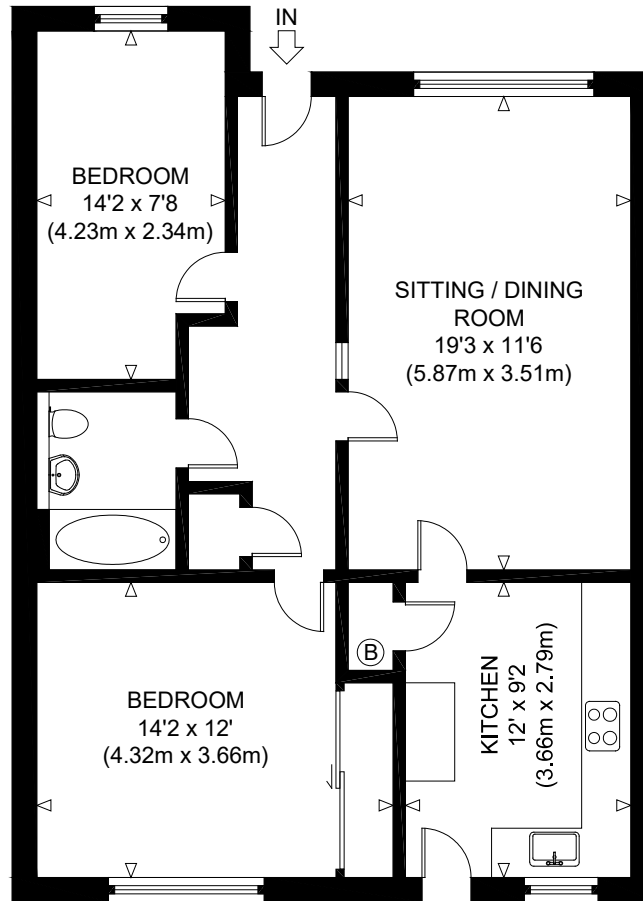
Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

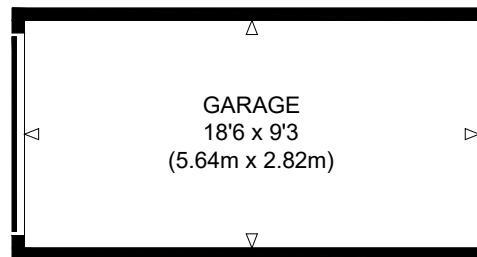
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



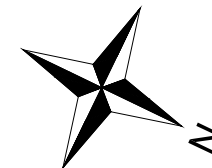


MUIRFIELD HOUSE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 788 SQ FT / 73.3 SQ M
 EXTERNAL OUTBUILDING FLOOR AREA 171 SQ FT / 15.9 SQ M
 TOTAL COMBINED FLOOR AREA 959 SQ FT / 89.2 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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FLOOR AREA 788 SQ FT / 73.3 SQ M



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RETTIE

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 Edinburgh
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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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