



## 4 MARINE HOUSE

*Muirfield Drive, Gullane, East Lothian, EH1 2ER*





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**An immaculate and contemporary 2-bedroom duplex apartment, with open plan entertaining space, a private garden and nominated car parking space. Within close proximity of Gullane's amenities and within commuting distance of Edinburgh.**

Drem 3.8 miles, North Berwick 4.6 miles, Longniddry 6.5 miles, Edinburgh 20.8 miles, Edinburgh Airport 29.8 miles (All distances are approximate).

### Accommodation:

**Lower Ground Floor:** Entrance Hall, Principal Bedroom with Walk In Wardrobe and En Suite Shower Room, Double Bedroom with En Suite Shower Room, Bathroom and Hall Cupboard.

**Ground Floor:** Open Plan Sitting-Dining Room, Kitchen-Breakfast Room, Utility and Cloakroom.

**Garden:** Private garden, predominantly laid to lawn.

**Parking:** Nominated car parking space and additional visitor parking.

**Bike Shed:** Locked bike shed with allocated space.





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### SITUATION

Forming part of an elegant Victorian building, 4 Marine House is within striking distance of all the amenities the village has to offer. 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. There is an excellent primary school in the village with secondary schooling at North Berwick, one of the most sought-after schools in the vicinity. Gullane is situated approximately 20 miles east of Edinburgh, within easy commuting distance. For commuters 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

The property is approached via a shared road and arrives to allocated parking at the side of the property, where there are also additional visitors' parking spaces to the front of the property. Steps lead down to the private front door opening to an entrance hall on the lower ground floor, giving access to a principal bedroom with walk in wardrobe which overlooks the front garden and has an en suite shower, with walk-in shower cubicle, WC, wash hand basin and a heated towel rail.

Opposite the hall is a further double bedroom, with built-in wardrobe and an en suite shower room with walk-in shower cubicle, WC, wash hand basin and heated towel rail. Completing the accommodation on the ground floor is a family bathroom with bath with overhead shower attachment, WC, wash hand basin and heated towel rail.

Stairs ascend to the ground floor, which opens to a spectacular open plan sitting-dining room and kitchen-breakfast room, with features fabulous high ceilings with coving and a bay window which overlooks the front of the property. The sitting room is a generous size, with a dining alcove situated within the bay window. The kitchen-breakfast room has a range of wall and base mounted units, with a granite work surfaces and a central island/breakfast bar. Modern appliances include a Siemens oven with grill above, a four ring Siemens induction hob, basin, fridge/freezer and dishwasher. From the sitting room a door opens to a utility room, which is plumbed for a washing machine, with shelving units above. A second door opens to an inner hall, which gives access to a spacious cloakroom, which has a WC and wash hand basin.

### GARDEN

The rear garden is laid to lawn and sheltered by a render wall on two sides and a wooden fence. A neighbour has access rights down the path.



## GENERAL REMARKS

### Viewings

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

### Satellite Navigation

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

### Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included.

### Entry & Possession

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

### Services

Mains water, electricity, drainage and gas central heating.

### Local Authority

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

### Council Tax

Band F.

### EPC Rating

Band C.

### 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.

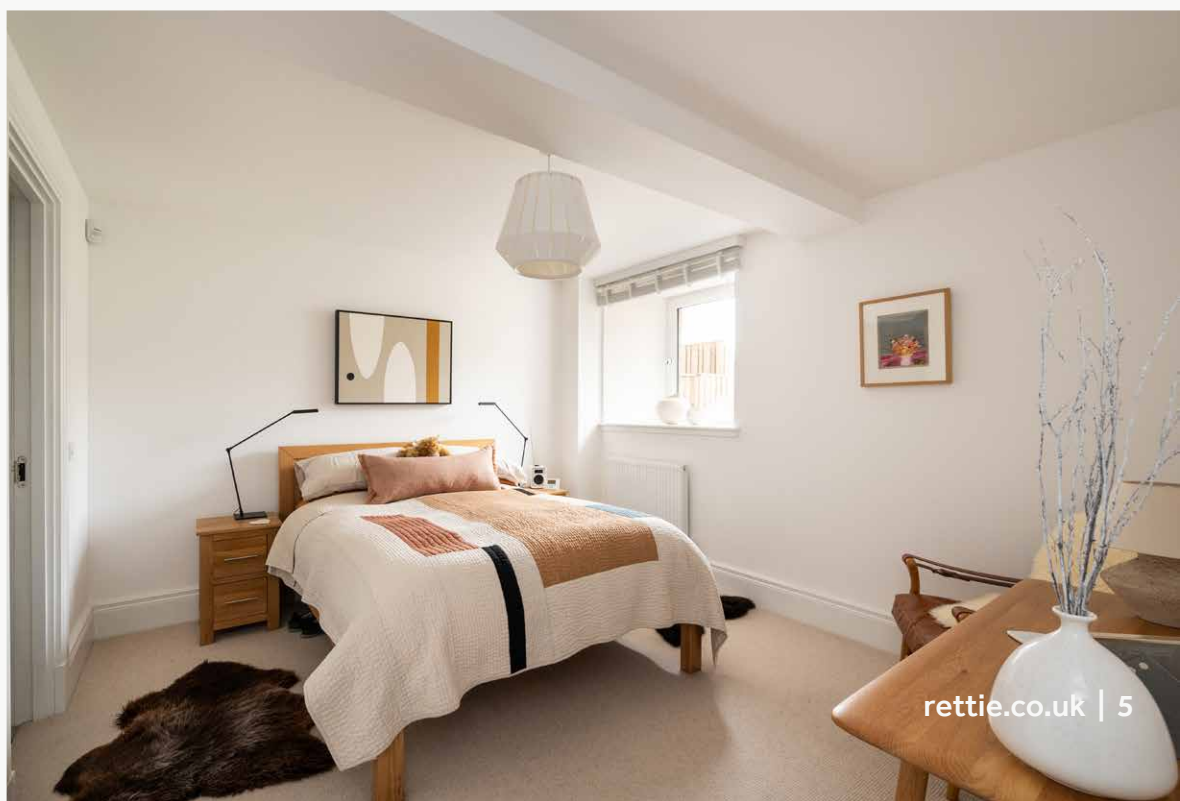
### Particulars and Plans

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](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

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





### 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.

### 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.

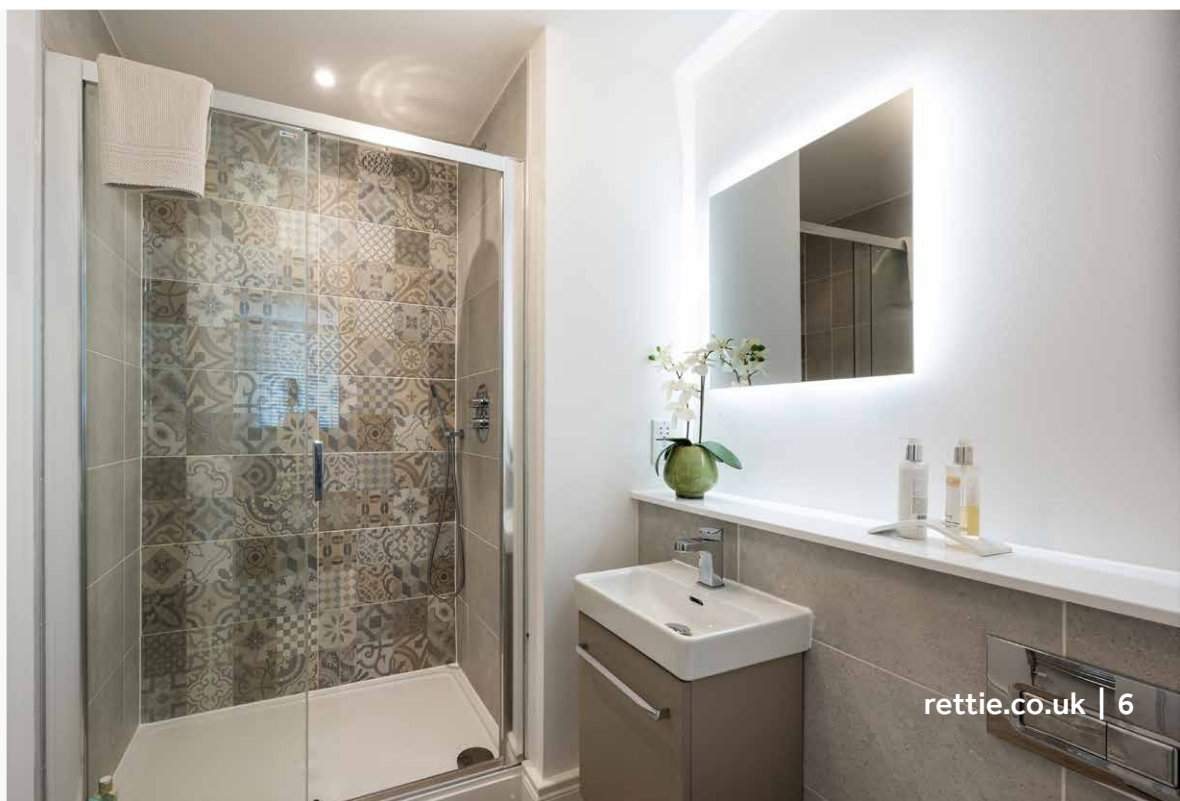
### Important Notice

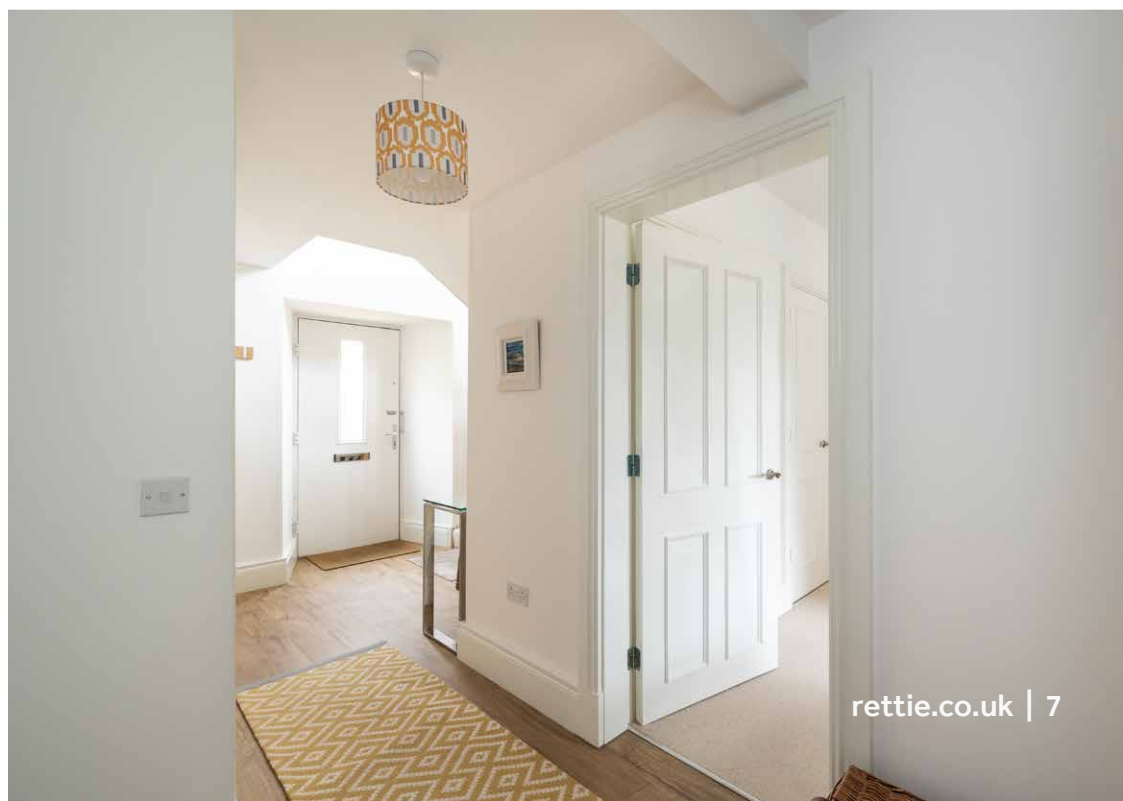
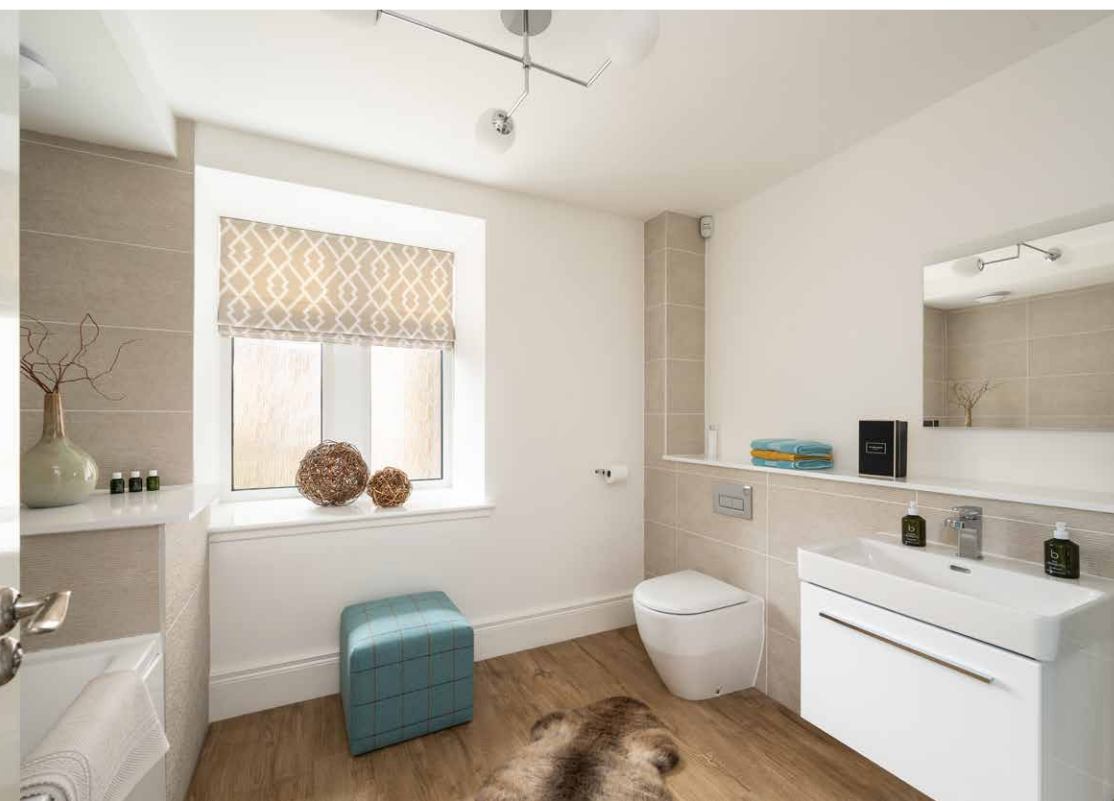
Rettie & Co, their clients and any joint agents give notice that:

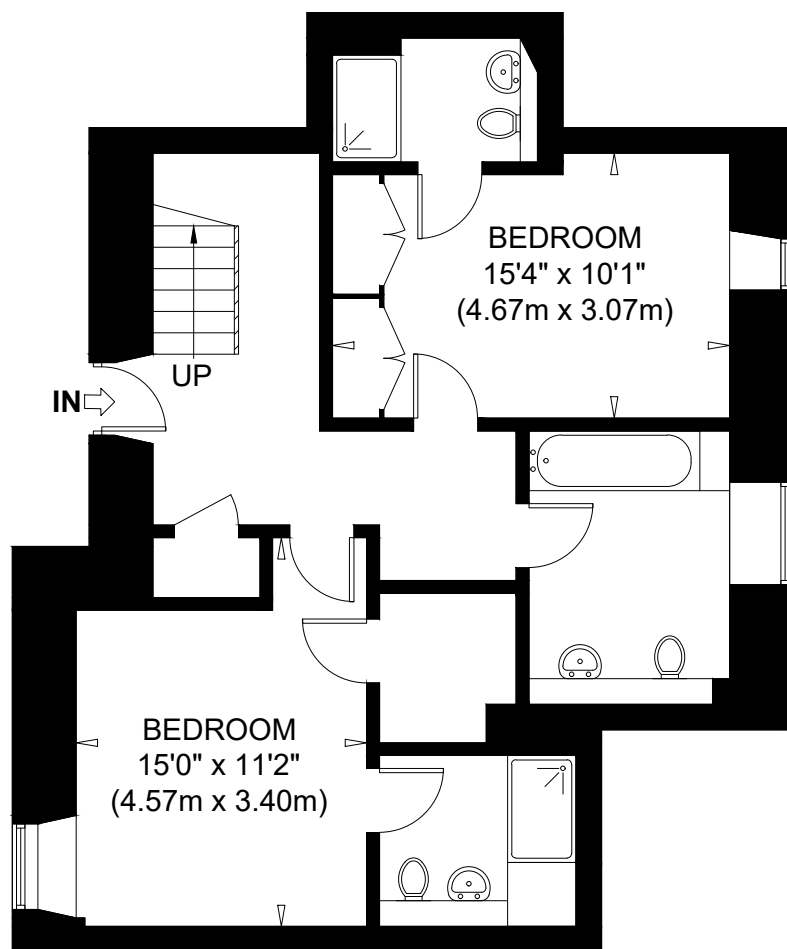
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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

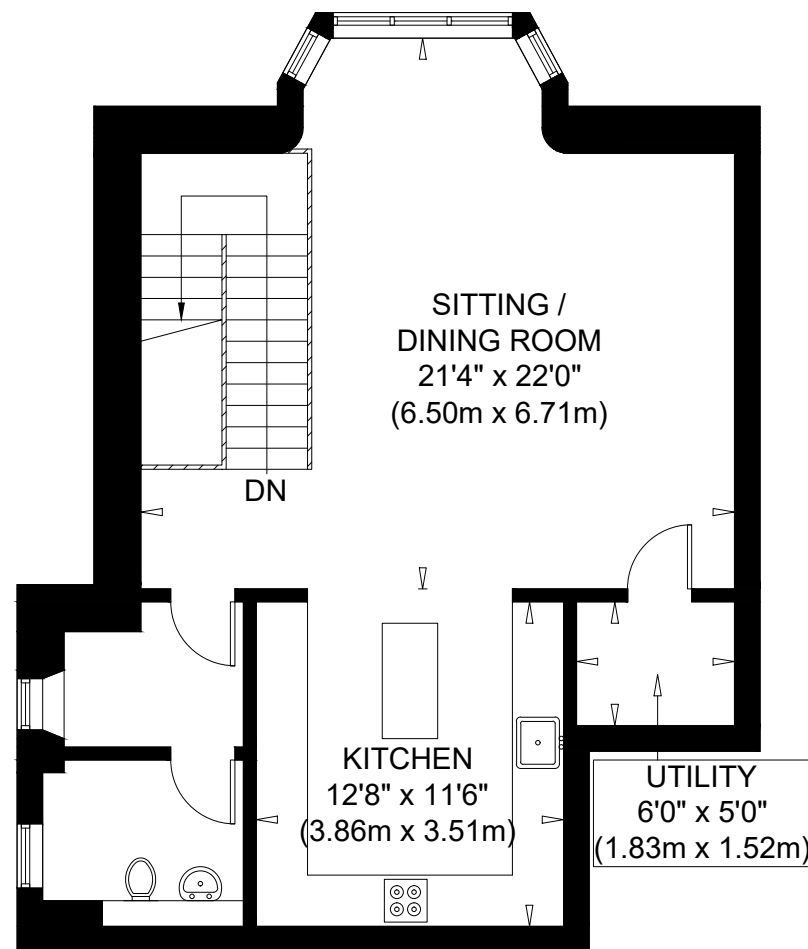
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in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



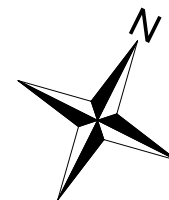




LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 64.6 SQ M / 695 SQ FT



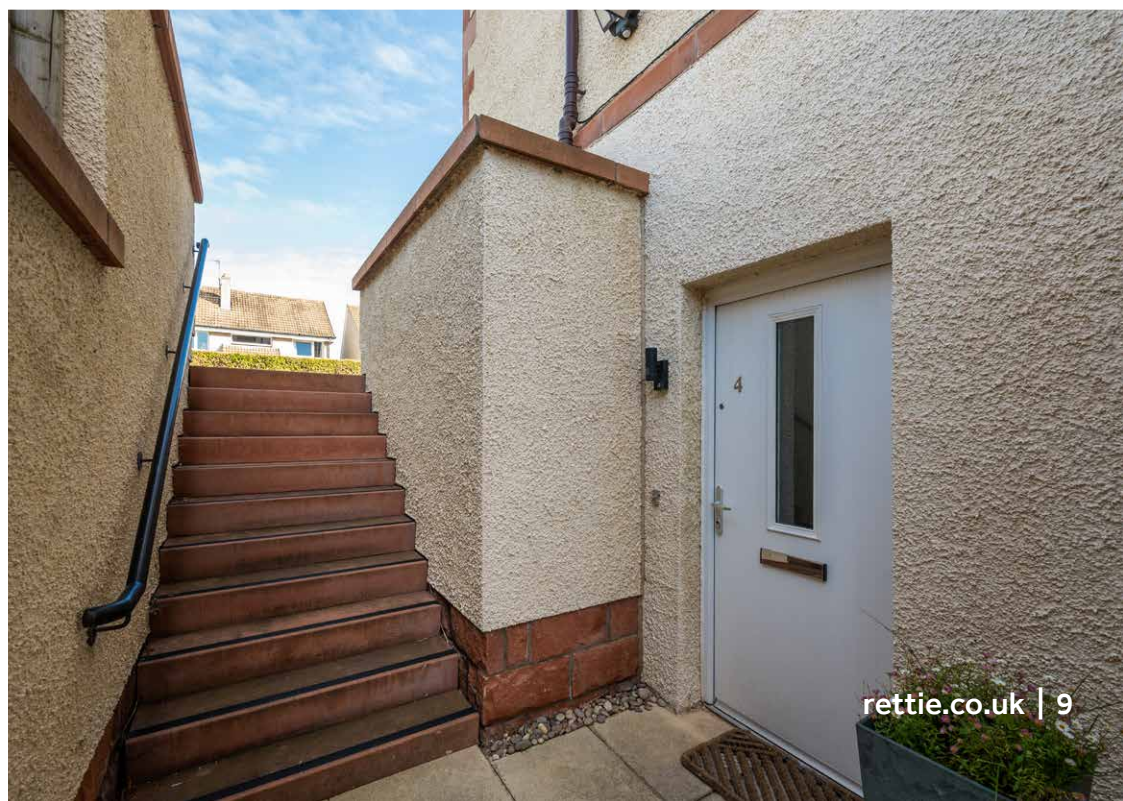
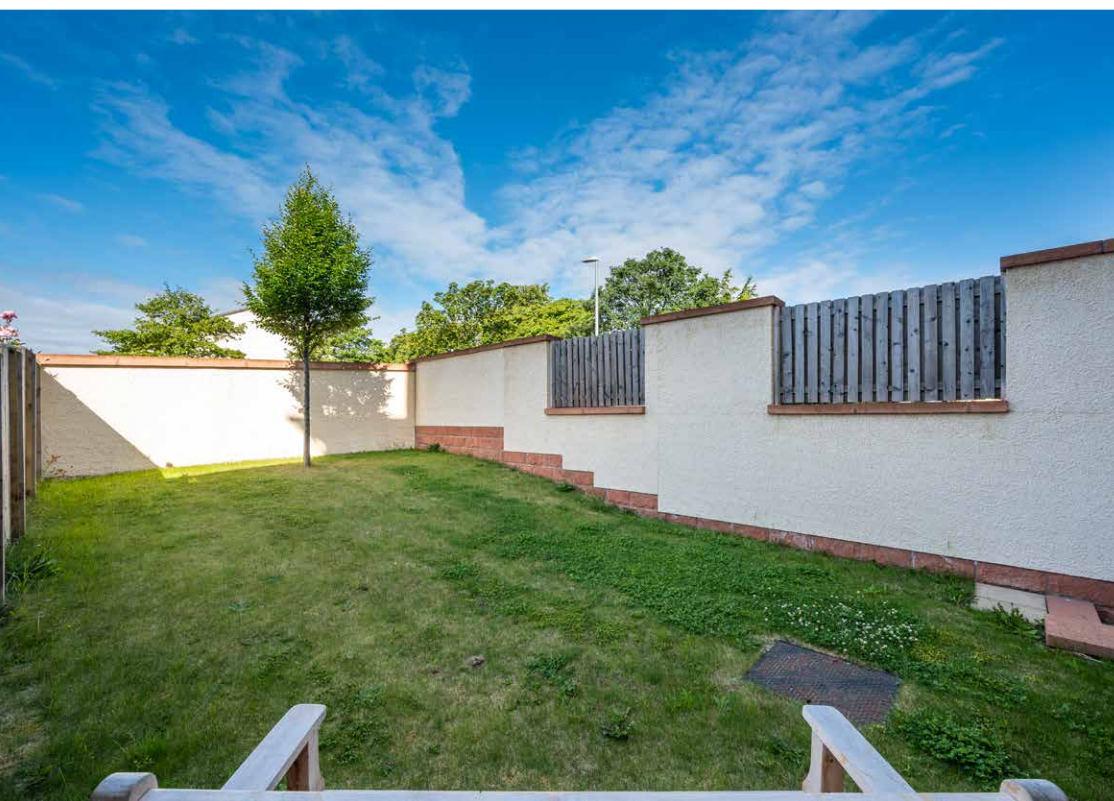
UPPER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 65.5 SQ M / 705 SQ FT



MARINE HOUSE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 130.1 SQ M / 1400 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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## RETTIE

☎ 0131 624 4183  
✉ [mail@rettie.co.uk](mailto:mail@rettie.co.uk)  
🏠 11 Wemyss Place  
Edinburgh  
EH3 6DH