

CARRAMAR

CAMPBELL ROAD, LONGNIDDRY, EAST LoTHIAN, EH32 0NP



EPC
RATING:



COUNCIL
TAX BAND:



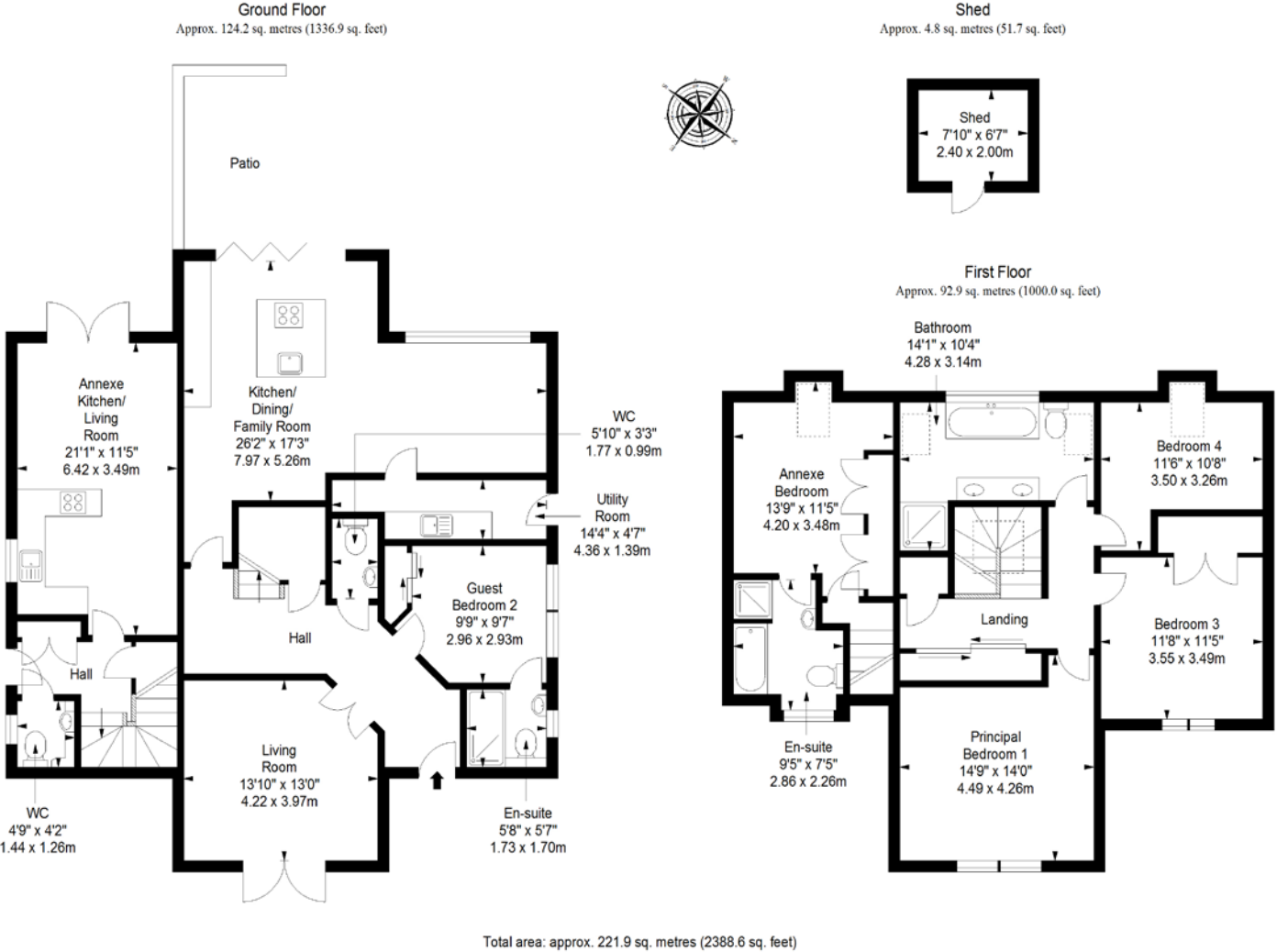
VIEWING

By appointment with Gilson Gray on 01620 893 481.

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FLOOR PLAN



DISCLAIMER:

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.

Carramar is an exceptional detached house that promises a luxury lifestyle in sought-after Longniddry, providing the perfect setting for families with close proximity to the coast, countryside, and capital.



FEATURES

OVERVIEW

- Exclusive, detached house, with a self-contained annex
- Sought-after Longniddry village, near the coast and countryside
- Completed to a high specification with contemporary interior design
- Easy commute to the capital via road or rail

THE HOUSE

- Entrance hall with storage and guest WC
- Living room with French doors to the garden
- Open-plan kitchen/family/dining room
- High-specification German kitchen
- Separate utility room with garden access
- Four spacious double bedrooms
- Luxurious en-suite shower room
- Stunning 5pc family bathroom
- Delightful private gardens
- Private multi-car driveway
- Fully ducted vacuum system

THE ANNEXE

- Entrance hall with storage and WC
- Open-plan living/dining room and kitchen
- High-specification German kitchen and Utility cupboard
- Spacious double bedroom
- Quality 4pc en-suite bathroom
- Private driveway
- Private rear garden





A GENEROUS OPEN-PLAN LAYOUT

INSPIRED DESIGN

The heart of the home is to the rear of the property: a spectacular kitchen, dining and family room that share a generous open-plan layout and stylish decoration.

Cleverly zoned for relaxing and dining, it also features a double-height apex ceiling, which incorporates a wonderful array of windows and bi-folding doors to the rear garden.

The statement German kitchen complements the contemporary aesthetic, fitted with handle-less cabinets and solid granite worktops. The high-spec arrangement is finished with high-end integrated appliances. A stylish neighbouring utility room, with garden access, is found just off the kitchen.



INDOOR-OUTDOOR LIFESTYLE

Bi-fold doors opens from the kitchen directly onto a veranda, which in turn gives access to a patio with raised beds and a hot tub - an ideal space to socialise!

A SPACIOUS LIVING ROOM WITH FRENCH DOORS TO THE GARDEN

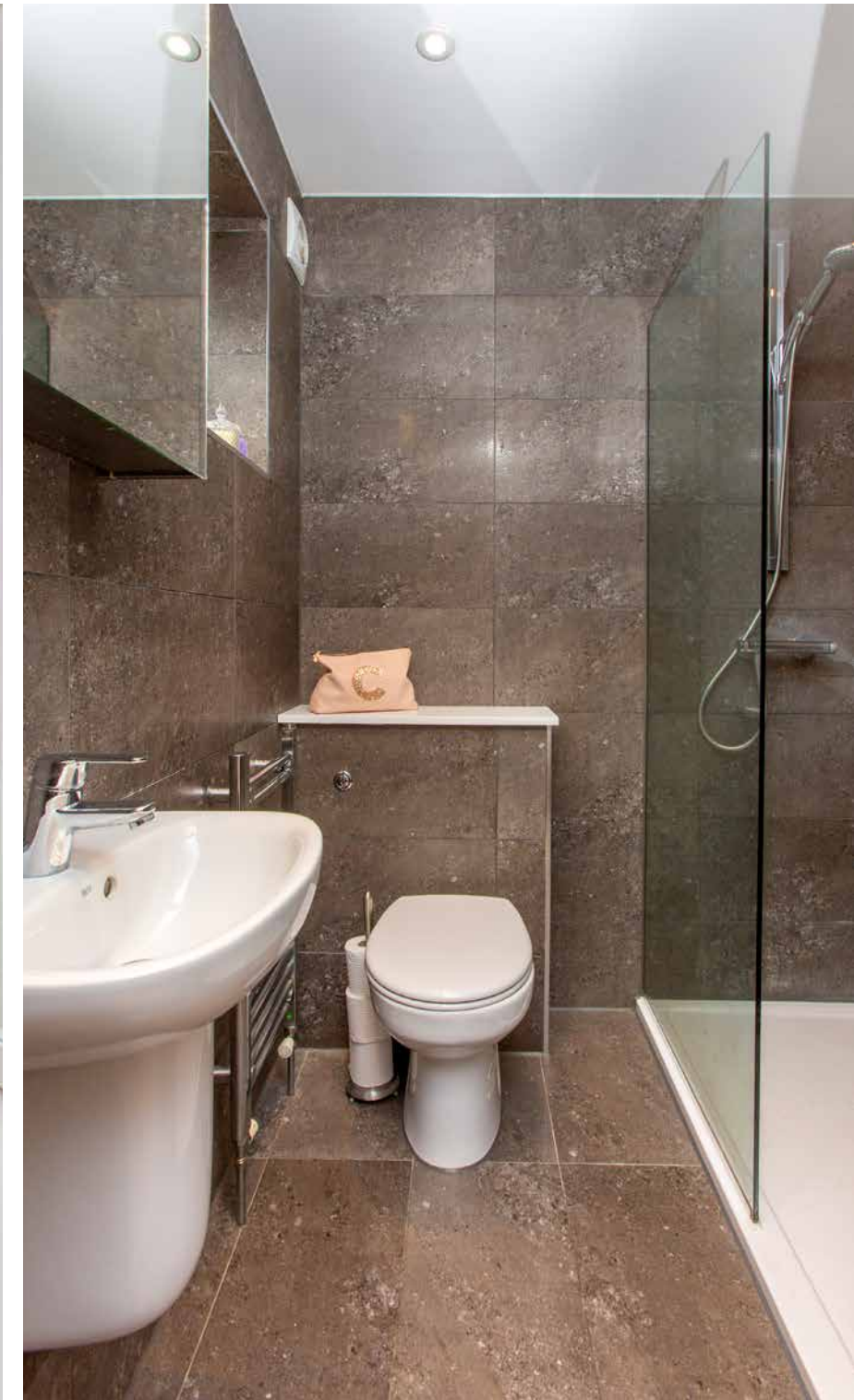
Leading from the entrance hall through double doors, is the spacious living room. Here, light neutral décor creates a lovely modern setting for everyday use. It has well-proportioned dimensions for lounge furniture and extends onto the front garden via French doors.



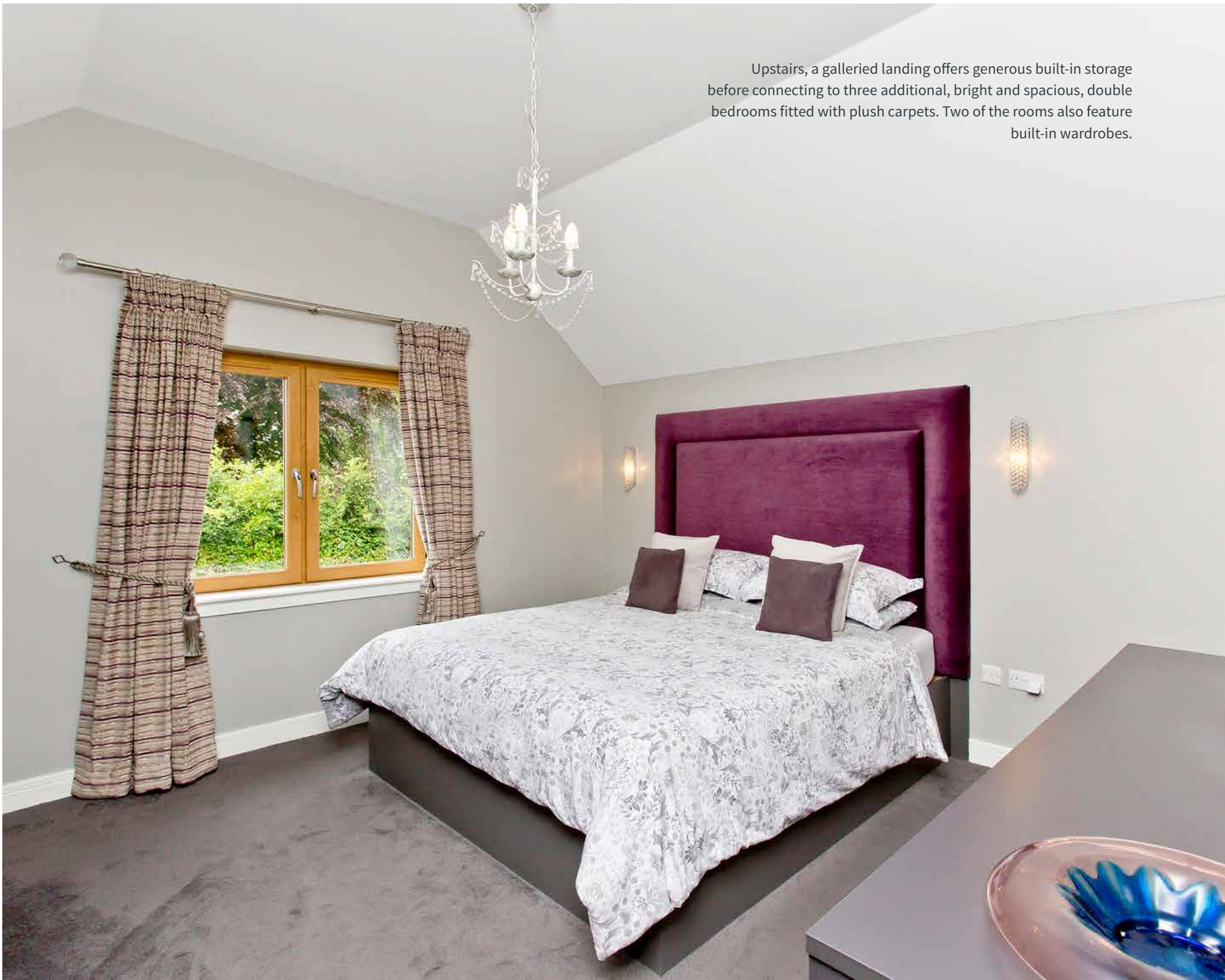
THE GROUND FLOOR GUEST SUITE

A DOUBLE BEDROOM & EN-SUITE SHOWER ROOM

The ground floor is completed by the elegant, double guest bedroom with contemporary décor, fitted wardrobes and practical wood flooring. It further benefits from a luxurious en-suite shower room, fitted with a walk-in shower, wall-hung basin, travertine tiling and vanity storage.



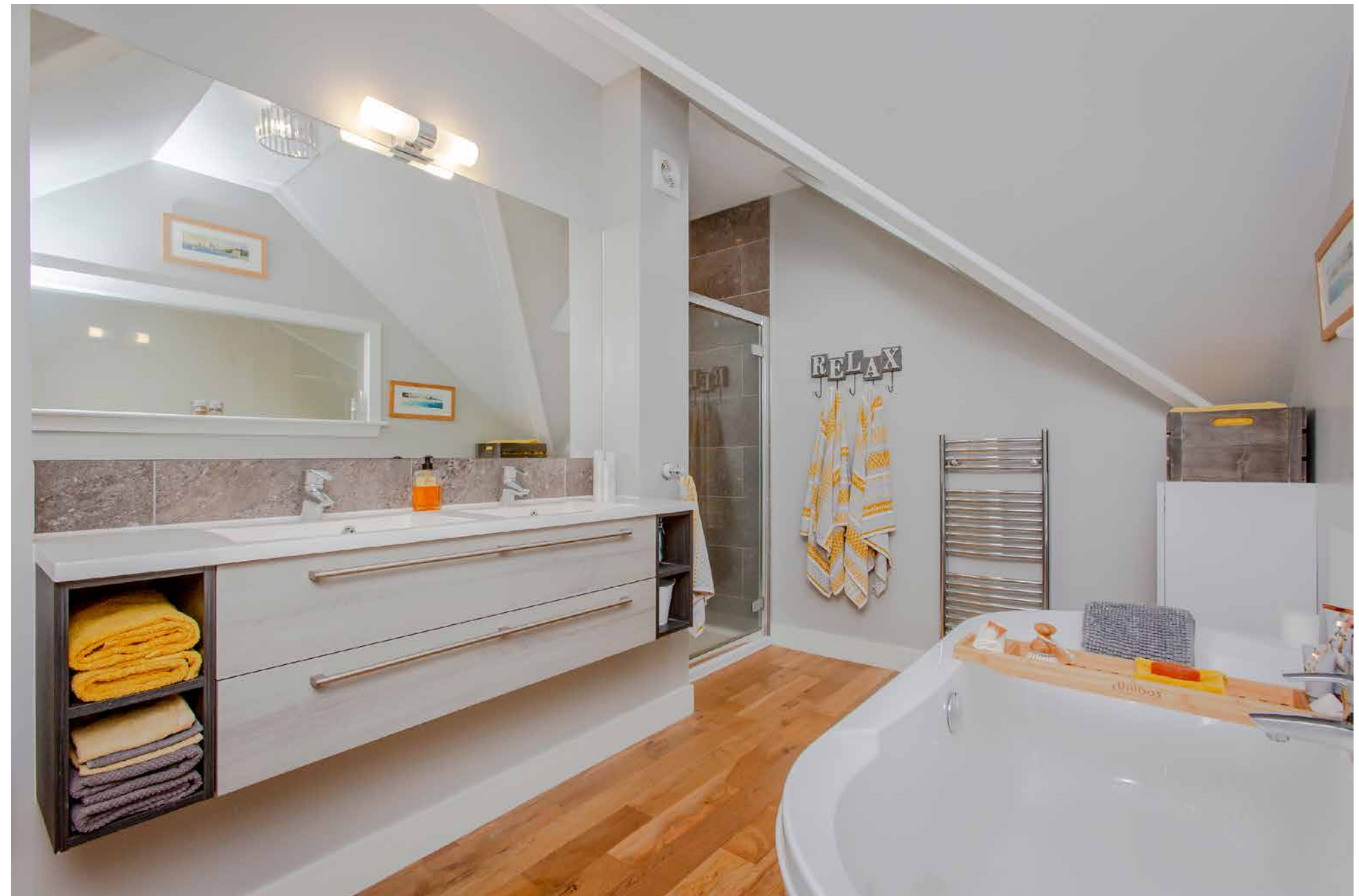
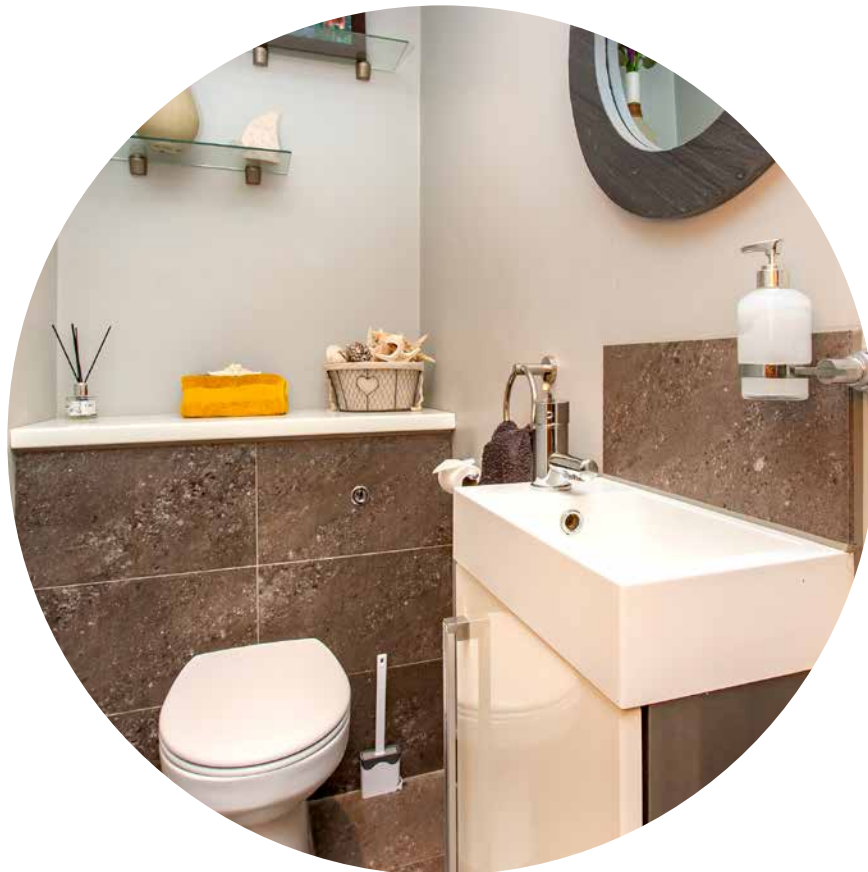
THREE FURTHER SPACIOUS BEDROOMS



Upstairs, a galleried landing offers generous built-in storage before connecting to three additional, bright and spacious, double bedrooms fitted with plush carpets. Two of the rooms also feature built-in wardrobes.

FAMILY BATHROOM & GUEST WC

The impressive accommodation is completed by a stunning family bathroom with a five-piece suite, including a toilet, two towel radiators, a double-ended bathtub, a walk-in shower cubicle, and twin floating washbasins with storage. Conveniently located on the ground floor, accessed from the hallway, is the guest WC.



Extras: integrated kitchen appliances (2x induction hobs, double oven, 2x ovens, 2x combi microwave ovens, 2x fridge/freezers, dishwasher, coffee machine, and 2x washing machines). Additional furnishings are available by separate negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.





DELIGHTFUL PRIVATE GARDENS

Externally, the home has delightful easy-upkeep gardens to the front and rear. The latter is specifically designed for outdoor relaxation whatever the weather, providing sheltered areas for alfresco dining and for a hot tub. To the front, a private driveway provides off-street parking for at least two cars.



THE ANNEXE

FOR FAMILY, GUESTS, OR HOLIDAY RENTAL

Adding to the home's luxury credentials, it also includes a self-contained annex, which is completed to the same high standards as the main accommodation. It features an entrance hall with WC, an open-plan living room and high-spec kitchen (with integrated appliances), and a spacious double bedroom that has a built-in wardrobe and a quality four-piece en-suite bathroom. Furthermore, this two-storey annex has its own driveway and (accessible from the living area) its own private garden.







LONGNIDDRY EAST LoTHIAN

The picturesque and peaceful village of Longniddry in East Lothian is popular with commuters heading to Edinburgh thanks to its excellent road and rail transport links to the capital.

The village enjoys a wide range of local amenities, including: independent shops, a supermarket, traditional pubs, cafes, and restaurants. There are also further amenities available in nearby Musselburgh. Longniddry Community Centre, which houses the library, also offers a wide range of arts and leisure activities for the local community.

Nursery and primary education are provided locally, with secondary education available at the highly regarded Loretto School in North Berwick. Like many coastal towns in East Lothian, Longniddry benefits from an idyllic stretch of coastline. Known as Longniddry Bents, the local beach is also part of the John Muir Way coastal walk.

A haven for golfers, East Lothian enjoys a wealth of renowned courses too, (21 in total) including Longniddry Golf Club, which is only a two minute walk from the property. Furthermore, East Lothian is popular with outdoor enthusiasts, offering excellent cycle routes along quiet back roads that take in the area's many beautiful beaches and historic castles. Edinburgh Waverley station is just over 20 minutes away by rail and 30 minutes by car.



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