

**106 Glassel Park Road  
Longniddry, EH32 0TA**

OFFERS OVER **£345,000**



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- Spacious detached villa with great versatility
- Large dual aspect living/diningroom
- Fitted kitchen with appliances
- 2 downstairs bedrooms and modern bathroom
- Upstairs to 2 double bedrooms and WC
- Gas central heating and double glazing
- Mature garden and extensive driveway. Detached garage.
- EPC Band D, Council tax band F

### Description

This is a spacious 4 bedroom detached house (115m sq) with a flexible layout. The property has been well maintained and is situated in a popular development within the sought after village of Longniddry. The accommodation comprises an L-shaped hallway with storage, a large, bright dual aspect living/diningroom with patio door to the rear garden, fitted kitchen with appliances, 2 bedrooms and a modern family bathroom with three piece white suite and shower over the bath. Upstairs there are 2 generous double bedrooms, one with extensive fitted wardrobes, a handy WC and generous storage on the landing.





### Location

Longniddry offers an excellent quality of life within easy access of Scotland's Capital City. (under 20 minutes by train into Waverley) It is justly famous for its beautiful village centre, excellent beaches and a variety of golf courses and wildlife. Longniddry boasts extensive open parkland with a network of paths linking open spaces and providing excellent opportunities for exercising dogs, yourself or children. There are delightful walks nearby and at the seaside at Longniddry Bents. Longniddry has a GP surgery, library/community centre, tennis courts, extensive playpark and community use football pavilion with cafe, a primary school with an excellent reputation with community access all weather pitch, church and associated community hall, thriving community organizations and clubs, an active bowling club, a Scout hall, pharmacy, Post Office and a variety of local shops, a veterinary practice, and a bank with supermarket facilities being available in Port Seton and Haddington where there is a large Tesco. Edinburgh can be easily accessed by train from Longniddry Station (twenty minutes) and the journey by car is about the same time. There is good local schooling in East Lothian whilst the private Compass school in Haddington is available for primary schooling and further private schooling is available at Loretto in Musselburgh and in the City. A number of private schools have bus services which uplift from Longniddry.

### Gardens and parking

There is a beautifully maintained front garden which is laid to lawn with mature borders including a variety of plants, shrubs and hedging. A long driveway leads to the detached single garage with up and over front door, power and light. The enclosed rear garden is generously proportioned and is mainly laid to lawn with paved patio and a variety of mature shrubs and trees.

### Extras

All the fitted floor coverings, curtains, gas cooker, fridge/freezer and automatic washing machine are included in the sale price.

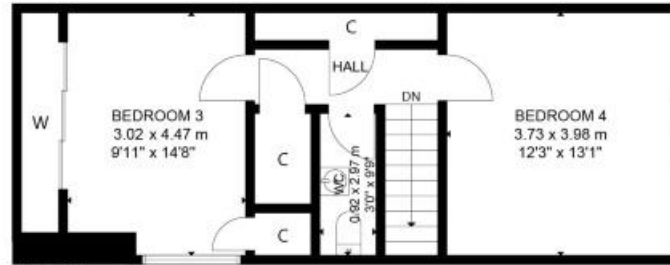
### Home Report

The property has been valued at £350,000 and the Home Report is available via the ESPC web site.

### Viewing

To view telephone Agents 0131 665 3131





106 GLASSEL PARK ROAD  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,217 SQ FT / 113 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh  
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or  
 email [sales@dm-property.com](mailto:sales@dm-property.com)  
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