



7 JOHN KNOX ROAD LONGNIDDRY, EAST LoTHIAN, EH32 0LP

This semi-detached bungalow is situated on an established street in Longniddry and offers an excellent opportunity for modernisation and upgrades. The home has two bedrooms, a spacious reception room, a kitchen, and a bathroom, plus good-sized gardens, a timber-frame garage, and a private driveway.



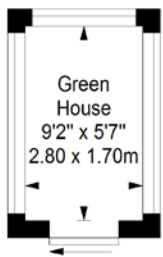


PROPERTY FEATURES

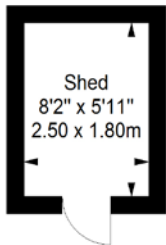
- Semi-detached bungalow in Longniddry
- Excellent modernisation opportunity
- Entrance vestibule and hallway
- Spacious living/dining room
- Bright kitchen with garden access
- Two double bedrooms
- Three-piece bathroom
- Lovely front and rear gardens
- Timber-frame garage
- Private driveway
- GCH and DG
- EPC Rating - D

Extras: all fitted floor coverings, window coverings, light fittings, and integrated and freestanding kitchen appliances will be included in the sale. Property to be sold as seen. No warranties will be given for the cooker/hob and the integrated appliances.

Green House
Approx. 4.8 sq. metres (51.7 sq. feet)

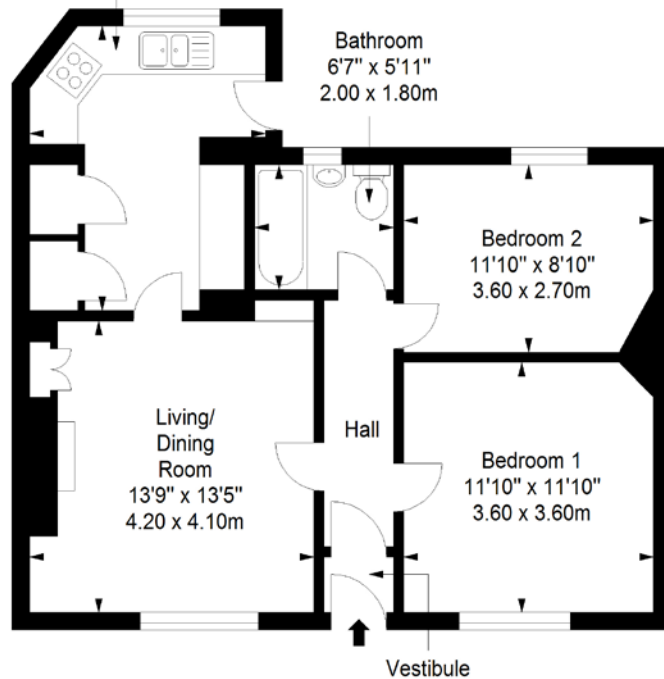


Shed
Approx. 4.5 sq. metres (48.4 sq. feet)

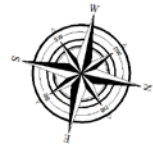
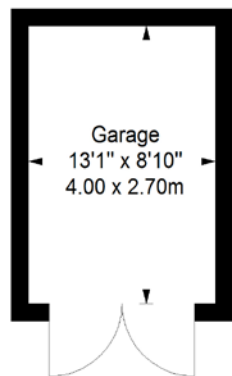


Kitchen
13'5" x 11'2"
4.10 x 3.40m

Ground Floor
Approx. 64.5 sq. metres (694.3 sq. feet)



Garage
Approx. 10.8 sq. metres (116.3 sq. feet)



Total area: approx. 84.6 sq. metres (910.7 sq. feet)

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.