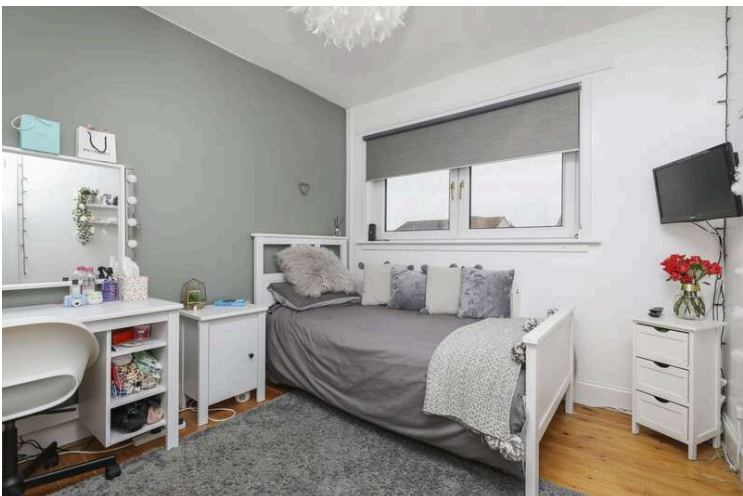






A wonderful and rare opportunity which should not be missed. McDougall McQueen are delighted to present to the market this lovely spacious two-bedroom semi-detached house, superbly located in the much sought-after East Lothian village of Longniddry. The attractive generously proportioned accommodation is presented to the market in excellent condition throughout having been well maintained by its current owner. It represents the ideal opportunity for a host of potential purchasers including first time buyers, professional couples and those with a young family. There are private garden grounds to the front, side and rear of the property with a driveway providing off-street parking for several cars and access to a detached garage which has both light and power. The property is ideally placed for the commute to Edinburgh and the surrounding areas. Viewing is by appointment and should be made at your earliest convenience.

- Entrance hallway with stairs to the upper level and an under-stair store
- Spacious living and dining room with front facing full height window and dining area with French doors leading to a conservatory
- Gorgeous conservatory
- Lovely fitted kitchen with a range of base and wall units, gas hob, oven, extractor and free-standing white goods
- Upper hallway with loft ladder access to a part floored loft with light
- Main bedroom with built-in wardrobes and window to the front
- Bedroom two with window to the rear
- Family bath and shower room with four-piece suite with bath separate shower cubicle with electric shower, wc and sink
- Double glazing and gas central heating
- Good sized mature private garden grounds to the front, side and rear offering the ideal space for outside entertaining
- Driveway providing off-street parking for several cars
- Detached garage with newly fitted roof and providing light and power



Location

The picturesque and peaceful village of Longniddry in East Lothian is popular with commuters to Edinburgh owing to its excellent road and rail transport links to the capital. The village enjoys a wide range of local amenities including local independent shops, a small supermarket, traditional pubs, cafes and restaurants. Longniddry Community Centre, which houses the library, also offers a wide range of arts and leisure activities for the local community. Local children attend the village playgroup, which provides pre-school education for infants aged 2-5, followed by primary education at Longniddry Primary School, before moving to nearby Preston Lodge High for secondary education. Longniddry benefits from a stretch of coastline lined with dunes, known as Longniddry Bents. It is a haven for golfers with a wealth of renowned courses including prestigious Muirfield Golf Club just a short drive away. East Lothian is also popular with outdoor enthusiasts with excellent cycle routes along quiet back roads, taking in the area's many beautiful beaches and historic castles. Edinburgh Waverly station is just 22 minutes away by rail and 30 minutes by car.

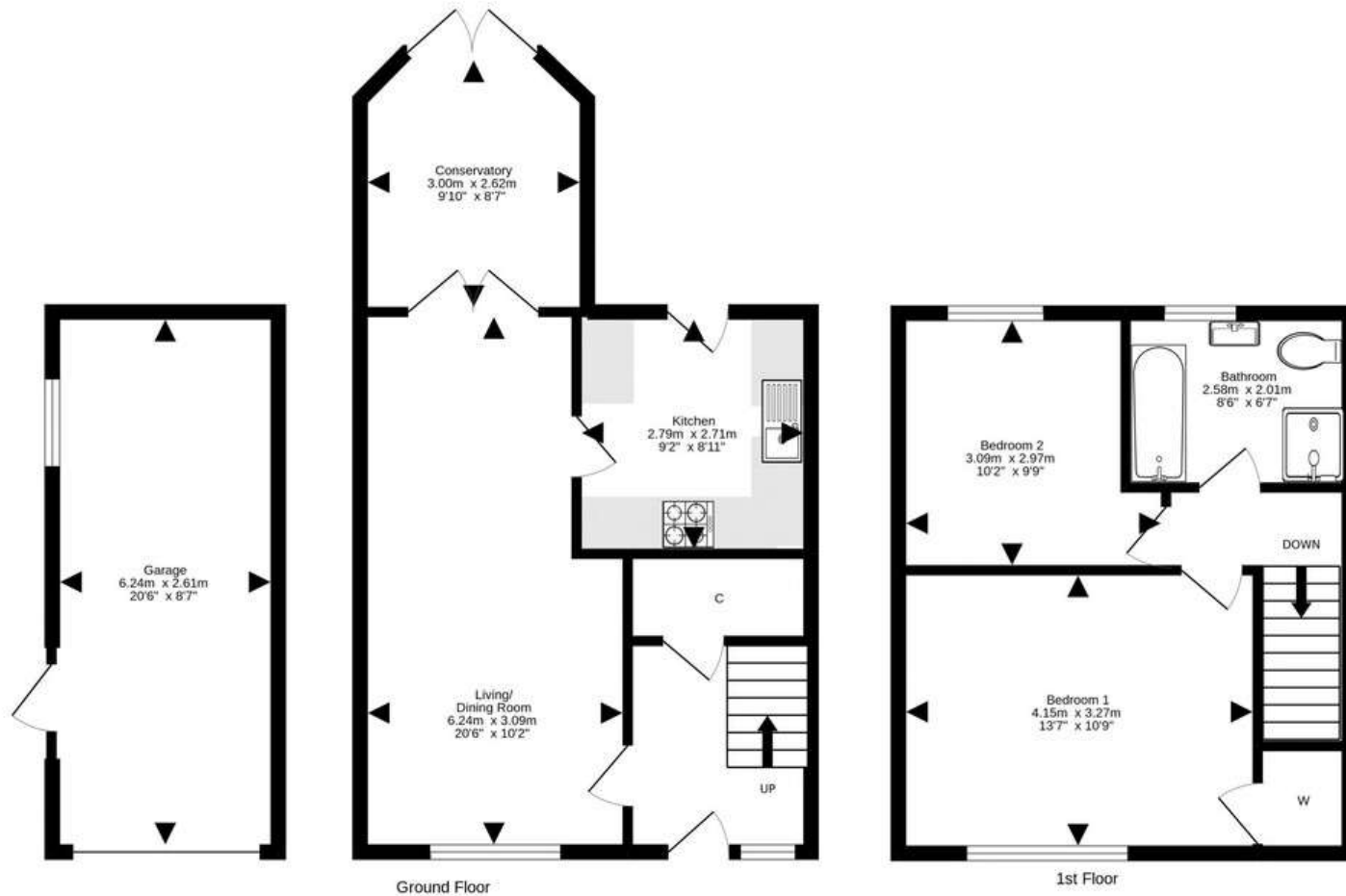
Extras

All floor coverings, light fittings, blinds were fitted and integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including white goods may also be available by negotiation.

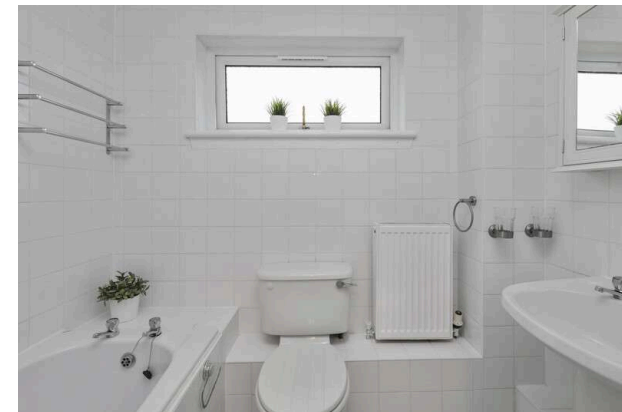
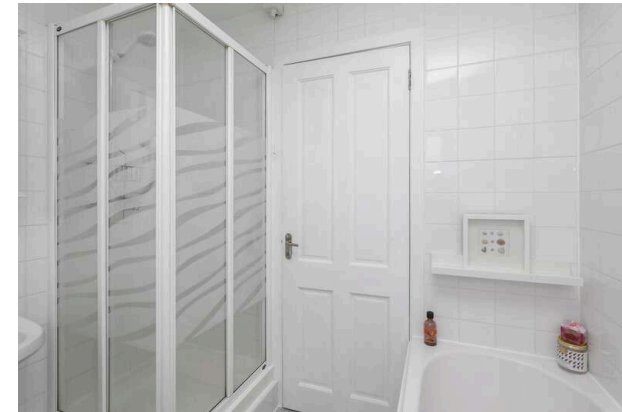
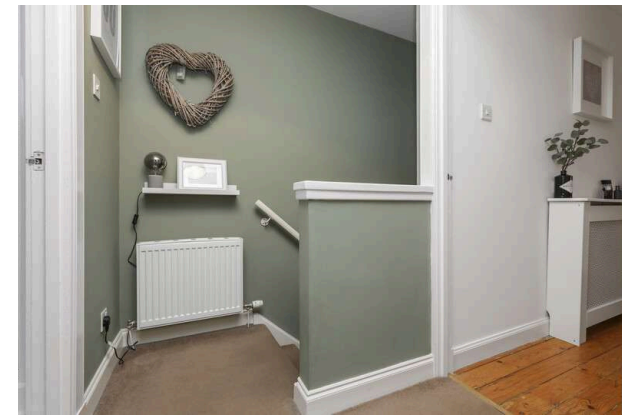
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2022.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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