



4 BED



2 BATH

9 GLASSEL PARK ROAD

Longniddry
East Lothian, EH32 0NY

Telephone: 01620 825 368
Web: www.gsbproperties.co.uk



DESCRIPTION

Set within an established residential area of Longniddry, this four-bedroom, two-bathroom detached house boasts contemporary interiors (refurbished four years ago) and is presented in a move-in condition. The home lies enviably close to the village's amenities, including shops, the primary school, the train station, and scenic open spaces.

Set back from the road behind a lovely garden, the front door opens into a hall with built-in storage, where the tone for the accommodation is set with neutral décor and modern wood-styled flooring. On your left, you step into a living room, offering generous proportions for a choice of lounge furniture and elegantly presented with earthy-toned décor, tasteful accent wallpaper framing a contemporary fireplace, and the same flooring as the hall. The living room flows openly through to the kitchen, which is also separately accessible from the hall. Here, modern white wall and base cabinets are framed by granite-inspired worktops and matching splashbacks, with integrated appliances comprising a dishwasher and a washing machine. A Range-style cooker sits neatly within the cabinets and is accompanied by an extractor hood, and a freestanding fridge/freezer is also included. The kitchen accommodates space for a seated dining area and is connected, via double doors, to a conservatory which is currently being utilised as a dining/family room and enjoys direct garden access. Two of the home's four double bedrooms (both with built-in wardrobes) and a shower room are also found on the ground floor. In keeping with the preceding accommodation the bedrooms are both presented with their own unique, modern décor and wood-styled flooring, and one is being used as a dressing room, showcasing the home's versatility. The contemporary shower room comprises a large enclosure and a WC-suite set into storage.



On the first floor, a landing (with storage) leads to the remaining two bedrooms and a family bathroom. The sleeping areas both enjoy chic décor, including stylish accent wallpaper, and the principal is accompanied by a large built-in wardrobe with mirrored doors. The pristine family bathroom comprises a bath with an overhead shower and a glazed screen, and a WC-suite set into excellent vanity storage. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is flanked by immaculate gardens to the front and rear. The front garden features a lawn with shrubs and colourful planting, whilst the rear garden is attractively landscaped lawn, patios for outdoor seating, and lovely leafy shrubbery. Excellent private parking is provided by a multi-car driveway leading to a detached single garage.



All appliances are sold as seen and although we believe them to be in working order, no guarantee can be given in this respect.

EXTRAS

all fitted floor and window coverings, light fittings, integrated kitchen appliances, and fridge/freezer will be included in the sale. Some furniture may be available by separate negotiation.

Energy Rating : D

VIEWING :

Tel GSB Properties on 01620 825368

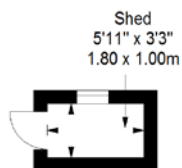


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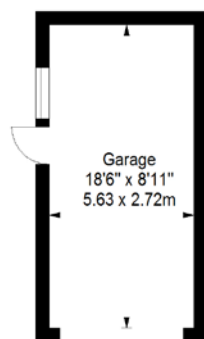




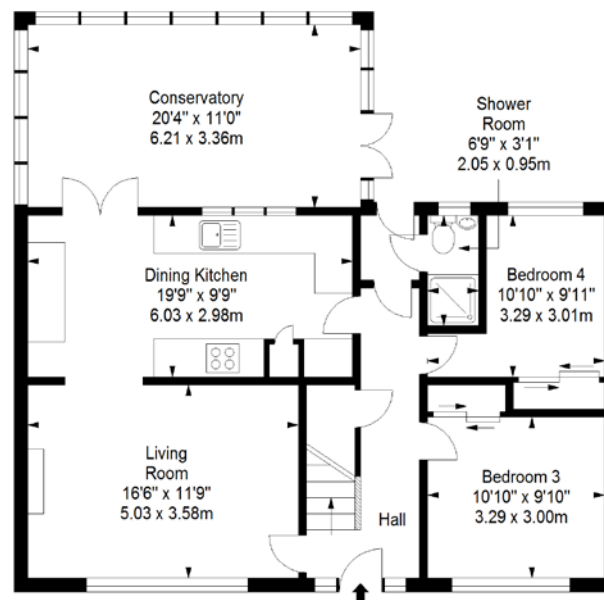
Shed
Approx. 1.8 sq. metres (19.3 sq. feet)



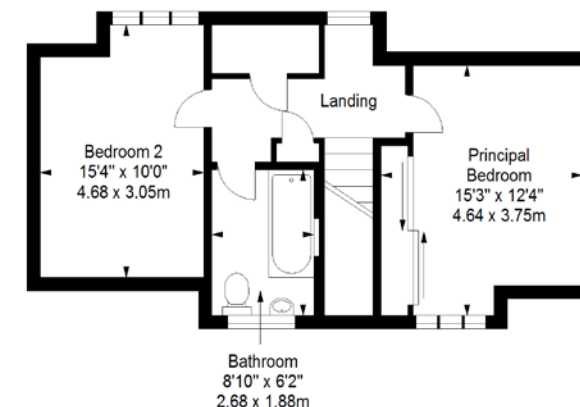
Garage
Approx. 15.3 sq. metres (164.7 sq. feet)



Ground Floor
Approx. 94.6 sq. metres (1018.3 sq. feet)



First Floor
Approx. 47.7 sq. metres (513.5 sq. feet)



Total area: approx. 159.4 sq. metres (1715.8 sq. feet)

OFFERS TO:

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HOUSE SALES

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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.



LOCATION

Longniddry is a pretty coastal village on the southern shore of the Firth of Forth some 12 miles east of Edinburgh. The village has much to offer with a wide range of facilities including a nursery and excellent primary school, a small supermarket and post office. Additional shopping is on offer at the market town of Haddington and the Fort Kinnaird Retail Park, both of which are within easy reach.

Leisure facilities in the area include an 18-hole golf course with a choice of many more courses along the East Lothian coastline, a bowls and tennis club and the Meadowmill Sports Centre which is only some five minutes' drive away. Walking can be enjoyed in the Garleton Hills or along the beautiful Longniddry Bents with its sandy beach and fabulous views along the Firth of Forth towards Edinburgh, the Forth Bridges and over to the Fife coastline.

Allowing easy commuting to Edinburgh city centre Longniddry has a regular bus service, a main railway link taking just 20 minutes, whilst quick access to the A1 allows easy travel by road to the city centre, the city by-pass and beyond.