



80 Glassel Park Road
Longniddry, EH32 0TA

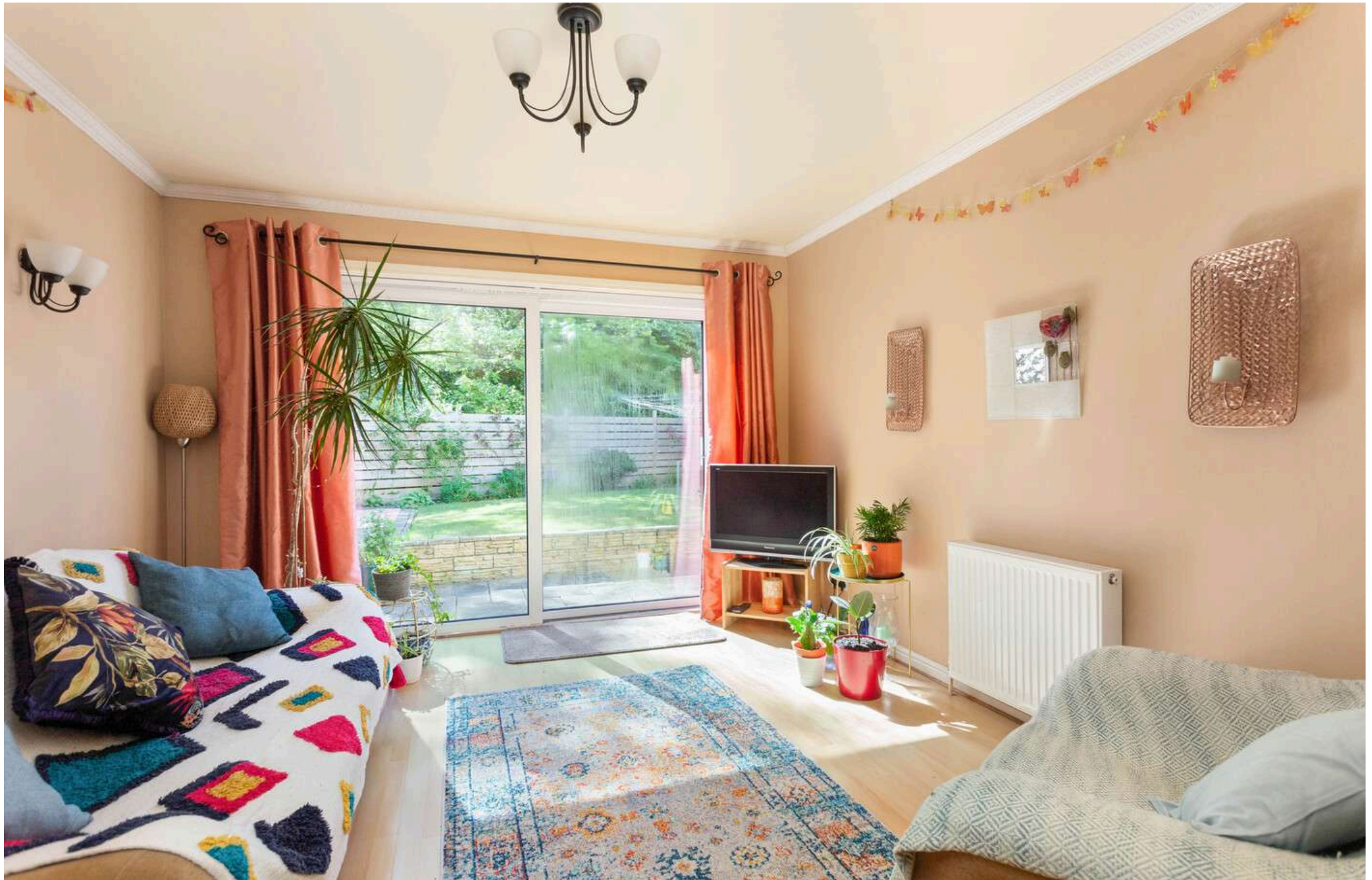
A

"80 Glassel Park Road is an extended, 5 bed, 3 public detached family home"

- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- SITTING/GARDEN ROOM
- SHOWER ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR
- BEDROOM FIVE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- GARAGE









LOCATION

Longniddry is quaint, residential, coastal commuter village, which is roughly 13 miles to the east of Edinburgh.

Encompassing a rich mix of amenities including a variety of local shops, doctor's surgery, pharmacy, veterinary practice, bars and restaurants as well as known golf clubs, nature reserves and coastal walks.

Longniddry has its own well renowned primary school, with secondary provision at Preston Lodge High School, Prestonpans.

Leisure facilities in the area include the renowned Longniddry Golf Course Club, which has hosted Open qualifiers, Craigielaw Golf Course at Aberlady and Gullane golf courses are only a short distance away by car, a bowls and a tennis club and the Meadowmill Sports Centre is only some five minutes' drive away. Walking or family fun can be enjoyed along the beautiful Longniddry Bents with its sandy beach and fabulous views along the Firth of Forth towards Edinburgh, the Forth Bridges and over the Fife coastline and a further lovely beaches can be reached within a short drive along to Aberlady or Gullane.

Longniddry has a train station with a short commute to Edinburgh City centre and is also on a main bus route, with a night bus service stopping at Port Seton.

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.



DESCRIPTION

Glassel Park Road is an extended, 5 bed, 3 public detached family home, situated on a quiet residential street in the popular East Lothian village of Longniddry. Offered in genuine move in condition and with a flexible layout, this fantastic property will appeal to family life. The accommodation comprises: welcoming hallway with under stairs storage; spacious, light filled living room with windows overlooking the manicured front garden; kitchen with ample wall and base units with side access; dining room, large enough to accommodate a table and chairs seating 8; rear facing sitting/garden room with patio doors leading to an enclosed rear garden; double bedroom 1; double bedroom 4 and tiled family shower room with mains fed shower. Upstairs you will find ample eaves storage; rear facing double bedroom 2; front facing double bedroom 3; double bedroom 5 with Velux and family bathroom with shower over bath. Externally, there is a front garden with mature plants and shrubs with adjacent single driveway for multiple cars. To the rear is a southeast facing, low maintenance paved garden with mature border and access to a large storage room. Further benefits include gas central heating, double glazing and partially floored attic.

EPC RATING

The energy efficiency rating for this property is band D

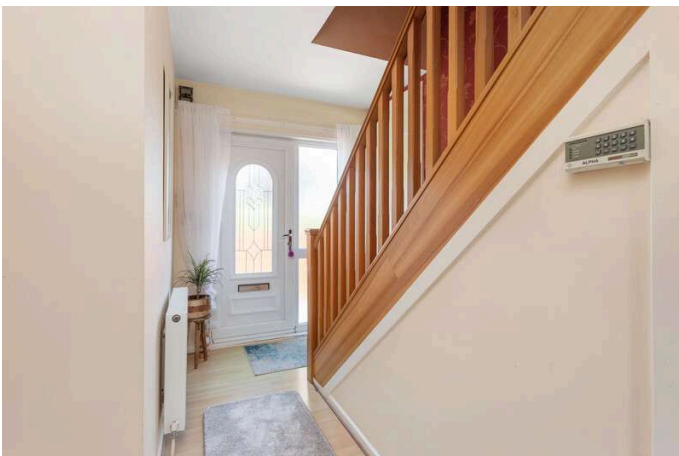
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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



80 Glasel Park Road, Longniddry, EH32 0TA
Total Area: 194.4 m² ... 2092 ft²
All measurements are approximate and for display purposes only



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