



20 Glassel Park Road, Longniddry, East Lothian, EH32 0NY www.mcdougallmcqueen.co.uk



A wonderful and rare opportunity to purchase a stunning property set within a sought after and established residential estate with open rear outlook. McDougall McQueen are delighted to present to the market this lovely bright and spacious four-bedroom 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 and improved by its current owners. It represents the ideal opportunity for professional couples who love to entertain and those with 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 all local amenities, including schooling, and the commute to Edinburgh and the surrounding areas.

- Stunning property in a superb, sought after, and established residential location
- Entrance hallway with under stair storage
- Utility cupboard
- Rear hallway with WC
- Spacious living room with front facing full height picture window, and a feature log burning stove
- Gorgeous, fitted dining kitchen with a range of base and wall units, wood effect worktops and splashbacks, gas

hob with glass splashback, extractor, oven, integrated microwave oven, integrated dishwasher, and free-standing fridge freezer

- Lovely dwarf wall conservatory with light and power
- Double bedroom with front facing window and built in double wardrobes
- Double bedroom with rear facing window and built in double wardrobes







- Upper hallway with a Dormer window to the rear, ample store cupboards, and Ramsay ladder loft access (floored with light)
- Main bedroom with triple built-in wardrobes, eves access, and Dormer window to the front
- Double bedroom with Dormer window to the rear
- Stunning family bath and shower room with four-piece suite, double ended bath, separate shower cubicle, wc and sink
- Double glazing and gas central heating
- Good sized landscaped private garden grounds to the front, side, and rear offering various areas for outside entertaining and relaxation
- Driveway providing off-street parking for several cars
- Detached garage with light and power





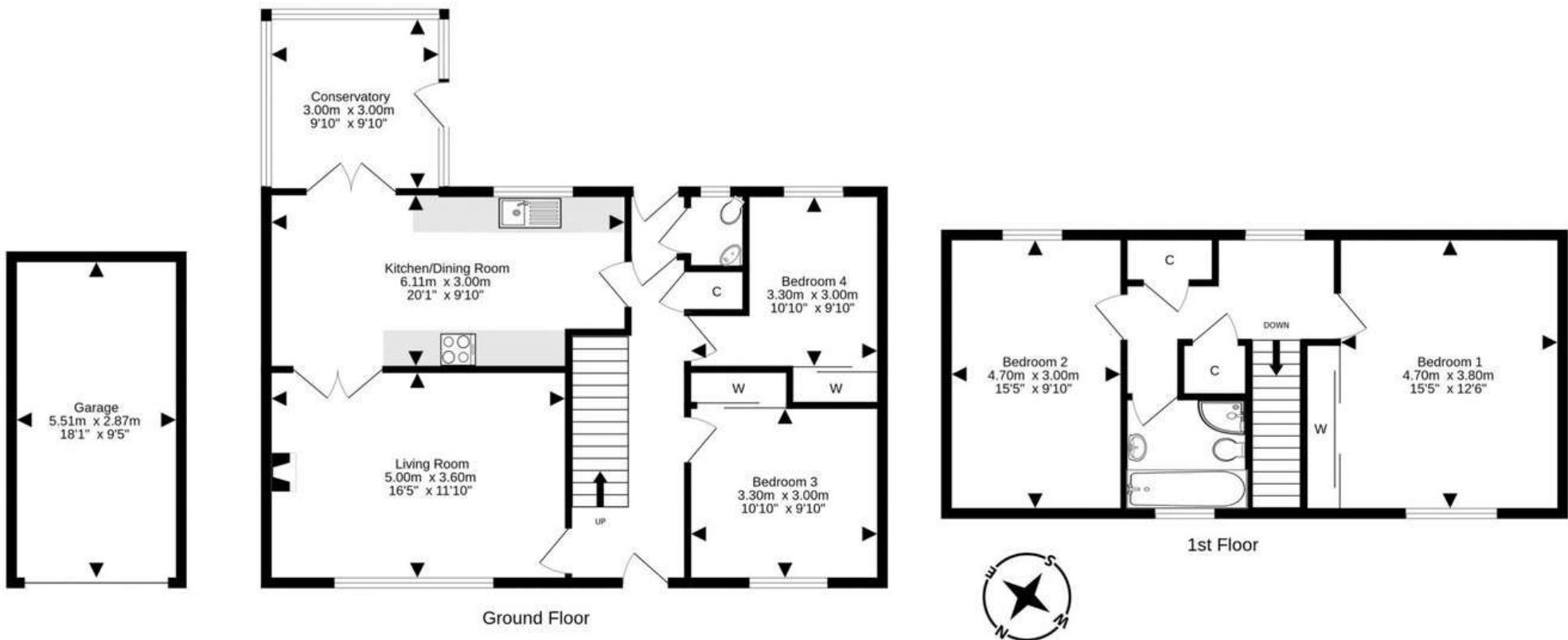
Location

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

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances, and the garden shed. 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.

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.
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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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