



GARDEN STIRLING BURNET

1 DEAN ROAD
LONGNIDDRY, EH32 0QS





This substantial detached family home is quietly positioned on the rural fringes of Longniddry; a desirable seaside village served by everyday amenities and rail links connecting to central Edinburgh in just 20 minutes. Situated within walking distance of the beach, the appealing four-bedroom property enjoys versatile, neutrally decorated interiors with multiple living areas, attractive mature gardens, a detached garage, and a private driveway.

Welcoming you into the home is an entrance vestibule and adjoining hall both benefiting from practical wood-inspired flooring. The hall boasts useful built-in storage, a WC, and double multi-paned doors opening into the main reception area. The sunny and spacious living room is comfortably carpeted and spans the entire depth of the property with a dual-aspect outlook including sliding doors leading onto the garden. Across the hall lies a further carpeted reception area, ideal for formal dining with a handy neighbouring position to the kitchen. The exceptionally bright kitchen (with garden access) features contemporary white cabinets offset by stylish chequered tilework. Provided goods comprise an integrated oven and gas hob with a chimney-style hood, and a freestanding dishwasher, a tall fridge/freezer, and a washing machine.

FEATURES

- Seaside village with sandy beach and rail links
- Quiet location, close to countryside
- Sizeable detached house with neutral décor
- Entrance vestibule and hall with storage & WC
- South-facing living room with garden access
- Multi-purpose dining room
- Modern kitchen with garden access
- Four bedrooms (principal with storage)
- Bathroom with shower-over-bath
- Sheltered front and rear gardens
- Private driveway
- Detached single garage
- Gas central heating and double glazing





On the first floor, a landing (with storage) leads to a principal bedroom with fitted wardrobes and three further bedrooms, with all sleeping areas carpeted for extra comfort. Completing the first-floor accommodation is a bathroom complete with a WC-suite, plentiful vanity storage, and a bath with an overhead shower. The property is kept warm and efficient by gas central heating and full double glazing.

Externally, the home is accompanied by delightful gardens, with a southwest-facing aspect to the front and leafy borders creating a feeling of seclusion. Private parking for multiple vehicles is provided via a driveway and a detached single garage.

Extras: Included in the sale are all fitted floor coverings, light fittings, and integrated/freestanding appliances.







Longniddry

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.





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington



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.

FLOORPLAN

