



**GILSONGRAY**  
LAW • PROPERTY • FINANCE

**9 ELCHO ROAD,**

Longniddry, East Lothian, EH32 0LB



Peacefully situated in the desirable seaside village of Longniddry, this charming semi-detached house offers a wonderfully spacious family home with a multi-car private driveway and a detached garage. It further boasts attractive enclosed gardens, including a generous rear garden that has been carefully landscaped, incorporating mature planting, a neat lawn, a patio, and a pond. The welcoming and versatile interiors feature two reception rooms, a sunroom, a dining kitchen with a utility room, four bedrooms, a bathroom, and a shower room. Within walking distance of the property are good everyday amenities, a primary school, rail links, and a scenic sandy beach.

Extras: All fitted floor and window coverings, light fittings, and the white goods in the utility room are included in the sale. The furniture is also available by separate negotiation.

## FEATURES

- Generous semi-detached house
- Entrance vestibule and hall
- Living room with a feature fireplace
- Dual-aspect dining room
- Sunroom with kitchen and garden access
- Bright classical kitchen with dining area
- Two double bedrooms (principal with fitted wardrobes)
- Two single bedrooms with storage
- Tasteful modern bathroom
- Modern ground-floor shower room
- Handy utility room
- Well-maintained front garden
- Mature, south-facing rear garden with a pond
- Greenhouse and a garden shed
- Gated driveway to a detached single garage
- Gas central heating and double glazing







"THIS PICTURESQUE COASTAL VILLAGE IS WELL-SERVED BY AMENITIES AND RAIL LINKS TO CENTRAL EDINBURGH TAKING JUST 20 MINUTES."



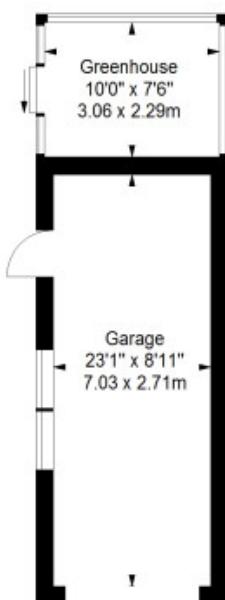


EPC RATING: D

COUNCIL TAX BAND: E

VIEWINGS: by appointment with Gilson Gray on 01620 893 481

**Garage & Greenhouse**  
Approx. 26.7 sq. metres (287.4 sq. feet)

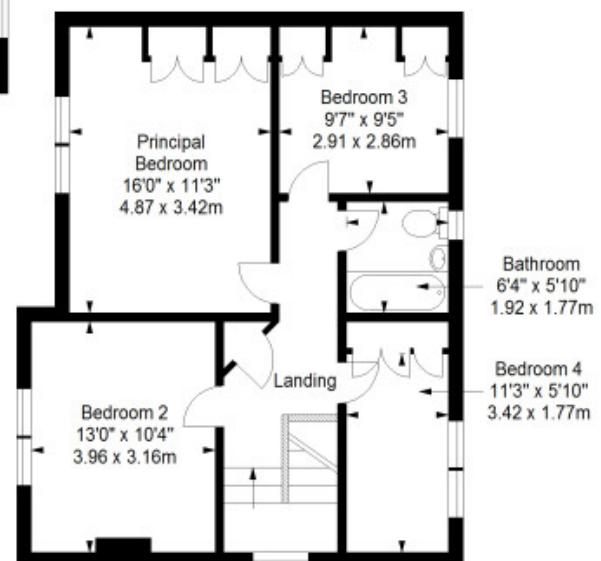


**Ground Floor**  
Approx. 77.5 sq. metres (834.2 sq. feet)



**Shed**  
Approx. 4.3 sq. metres (46.3 sq. feet)

**First Floor**  
Approx. 61.1 sq. metres (657.7 sq. feet)



Total area: approx. 169.6 sq. metres (1825.6 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366

## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021

## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481

## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000

## BORDERS

01890 880 008

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