

COULTERS[©]

9 STEVENSON PARK

LONGNIDDRY, EAST LOTHIAN, EH32 0PD

 3 BED  1 BATH  3 PUBLIC



TAKE A LOOK INSIDE

An extremely well presented home set within a quiet cul de sac in the heart of the sought after village of Longniddry. The large mature gardens with excellent privacy, driveway and detached single garage will add to the appeal. Internally the property benefits from quality finishes, light decoration and a flexible layout.

Within easy access of local amenities, the train station and a number of world renowned golf courses. The house sits within 5 minutes walk from the beach.

This bright and spacious home comprises a welcoming entrance hallway, double aspect sitting room which leads to a modern conservatory, well planned kitchen/dining room with door to the garden and ample room for a large table and a WC. On the upper floor there are three double bedrooms and a contemporary bathroom.

KEY FEATURES

 Well maintained house with flexible layout

 Three reception rooms

 Driveway parking and single garage

 Three double bedrooms

 Charming mature gardens with excellent privacy

 Peaceful cul de sac close to local amenities





THE LOCAL AREA

The beautiful village of Longniddry offers a desirable location just a 20 minute train ride from Edinburgh Waverley. It is popular for its long sandy beaches, variety of golf courses and range of amenities in the village centre. Amenities include a variety of local shops, library, pharmacy, veterinary practice, coffee shop and pub/restaurant. Primary schooling is available in the village with secondary education being available nearby in Prestonpans. Private schooling is available at The Compass School in Haddington, Belhaven in Dunbar, Loretto in Musselburgh with further choices in Edinburgh.

EXTRAS

All integrated appliances are included in the sale price. The house is located in the Glassel Park Development and there is an approximate annual fee of £100.



Stevenson Park,
Longniddry,
East Lothian, EH32 0PD



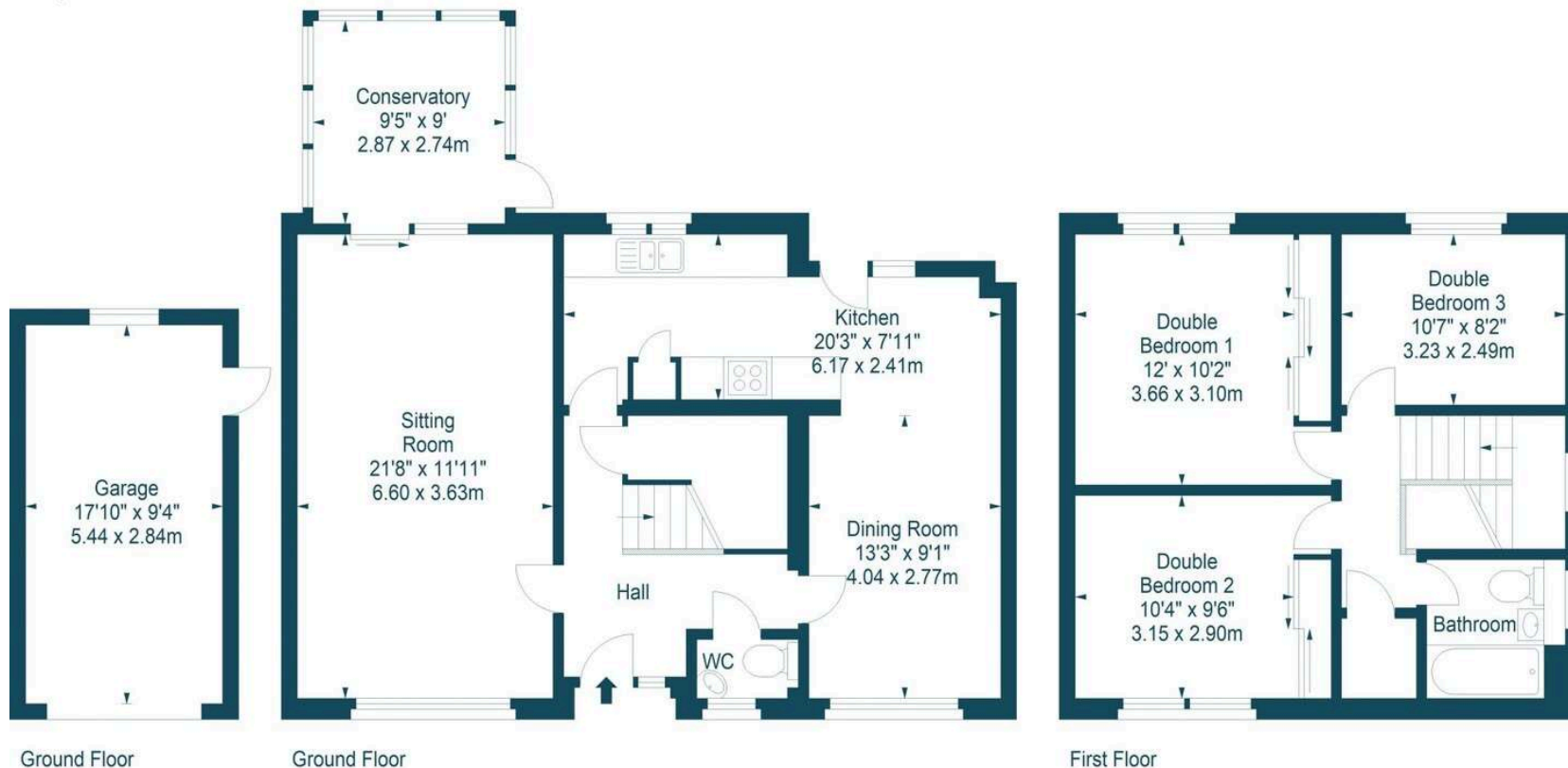
Approx. Gross Internal Area
1280 Sq Ft - 118.91 Sq M

Garage

Approx. Gross Internal Area
164 Sq Ft - 15.24 Sq M

For identification only. Not to scale.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.