



5 KING'S GROVE

Longniddry, East Lothian, EH32 0QW



2

Public Room



4

Bedrooms



1

Bathroom



5 KING'S GROVE, LONGNIDDY

This detached house is situated in the East Lothian village of Longniddry, much sought-after for its scenic coastal position and rail links into Edinburgh. The property's peaceful location, plus bright and spacious interiors, make it ideally suited to families. Featured are four spacious bedrooms (three with storage), a bathroom and ground floor WC, two south-facing reception rooms, and a light-filled kitchen open to a large dining area with garden access. The home has a secluded rear outlook and is well-presented with neutral décor while offering opportunities for upgrading and personalisation by the new owners. Additional highlights include generous mature gardens that are south-facing to the front and secure to the rear. There is also guaranteed private parking with a driveway and single garage.



D
EPC
RATING

F
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
01620 893 481

Features

- Peaceful seaside village address
- Bright and spacious detached house
- Vestibule and reception hall with WC
- Generous south-facing living room
- Versatile south-facing dining/family room
- Bright, well-appointed kitchen open to dining area with storage and garden access
- Four spacious bedrooms (three with storage)
- Bright bathroom with shower-over-bath
- Mature gardens, large and enclosed to the rear
- Private driveway and single garage
- Gas central heating and double glazing
- Home report value - £375,000







Extras: All fitted floor and window coverings, light fittings, kitchen appliances, and selected furniture items are included in the sale.













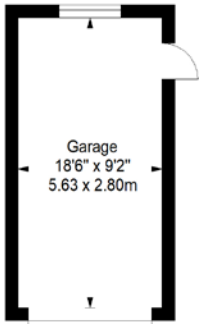
LONGNIDDY, EAST LoTHIAN

The picturesque and peaceful village of Longniddry in East Lothian is popular with commuters heading to Edinburgh thanks to its excellent road and rail transport links to the capital. The village enjoys a wide range of local amenities, including independent shops, a supermarket, traditional pubs, cafes, and restaurants. There are also further amenities available in nearby Musselburgh. Longniddry Community Centre, which houses the library, also offers a wide range of arts and leisure activities for the local community. Nursery and primary education are provided locally, with secondary education at Preston Lodge High School in Prestonpans. Like many coastal locations in East Lothian, Longniddry benefits from an idyllic stretch of coastline. Known as Longniddry Bents, the local beach is also part of the John Muir Way coastal walk. A haven for golfers, Longniddry enjoys a wealth of renowned courses too, including the prestigious Muirfield Golf Club, which is just a short drive away. Furthermore, East Lothian is popular with outdoor enthusiasts, offering excellent cycle routes along quiet back roads that take in the area's many beautiful beaches and historic castles. Edinburgh Waverley station is just over 20 minutes away by rail and 30 minutes by car.

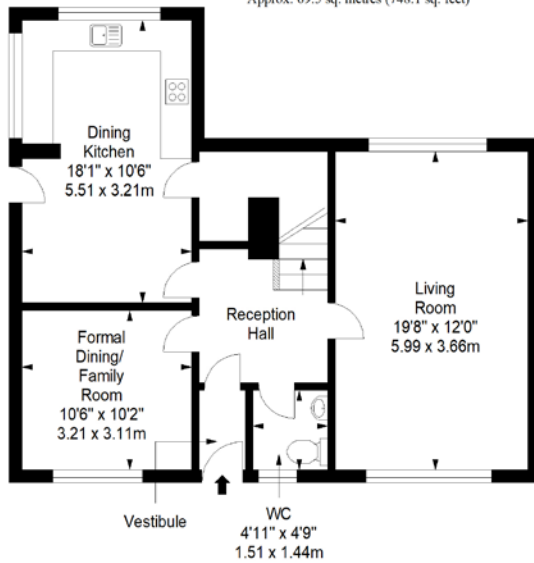


FLOORPLAN

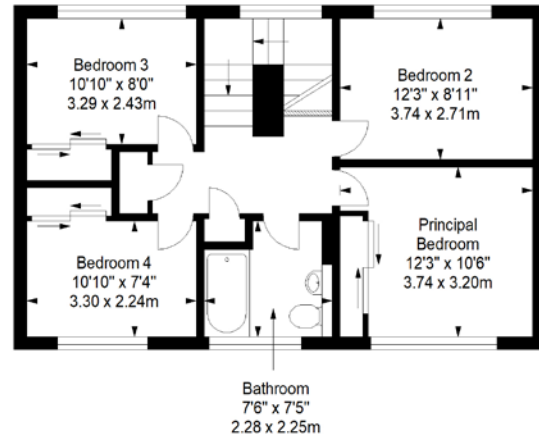
Garage
approx. 15.8 sq. metres (170.1 sq. feet)



Ground Floor
Approx. 69.5 sq. metres (748.1 sq. feet)



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



Total area: approx. 146.4 sq. metres (1575.9 sq. feet)



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