



GARDEN STIRLING BURNET

22 COTLANDS PARK
LONGNIDDRY, EAST LOTHIAN, EH32 0QX



2



1

EPC
RATING

C

COUNCIL
TAX BAND

D



Well-presented with attractive, modern interiors and a tasteful palette of décor throughout, this semi-detached house is tucked along a quiet cul-de-sac in Longniddry, just a 10 minutes walk from the front door to the beach, and offers two bedrooms, an open-plan living area and kitchen, and a bathroom, plus front and rear gardens, a car port, and a private driveway.

The front door is approached via the long front garden and opens into a hallway with storage. On your left, you step into the open-plan living room, dining room, and kitchen – the perfect layout for modern life and entertaining alike. The living area is neutrally decorated with an on-trend mustard yellow accent wall, enhanced by wood-styled flooring, and offers plenty of space for lounge furniture. The neutral décor and flooring are reflected in the adjoining dining area, which also has French doors opening into a large conservatory, representing a versatile extra reception area with double doors leading out the garden. The kitchen (which also has a door to the conservatory) is openly adjoined to the dining area and is appointed with gloss-white wall and base cabinets, contrasting black worktops, and splashback tiling. Freestanding appliances comprising a cooker, fridge/freezer, and washing machine will be included.

FEATURES

- Semi-detached house in Longniddry
- Strolling distance from the beach
- Entrance hall with storage
- Open-plan kitchen, living, and dining room
- Versatile conservatory with garden access
- Two double bedrooms with built-in storage
- Floored attic space with hatch and ladder
- Bright bathroom with shower-over-bath
- Generous front and rear gardens
- Driveway and car port with 7 kW EV charging point
- 3.6 kW solar PV system and 5 kW battery storage
- Air-source heating, double glazing, and solar panels





On the first floor, a landing leads to two bedrooms and a bathroom. The bedrooms are both doubles with built-in storage, and they continue the attractive presentation of the preceding accommodation with stylish, modern décor and wood-styled flooring. One of the bedrooms is currently being utilised as a home office, ideal for those who work or study from home. Finally, the bathroom comprises a bath with an overhead shower, a WC-suite, and a chrome towel radiator. The property features air-source heating, double glazing, and solar panels with a 3.6 kW solar PV system and 5 kW battery storage, ensuring year-round comfort and efficiency. This is how the EPC improved from E (53) to C (71), while the environmental rating rose from D (68) to A (92). Externally, the house is accompanied by a large front garden, predominantly lawned with a leafy border, as well as a good-sized, enviably southerly-facing rear garden with a lawn, a pond, plant beds, and a shed. Parking is provided by a private driveway and car port with a 7 kW EV charging point. Extras: All window coverings, light fittings, and kitchen appliances will be included.







Longniddry

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.





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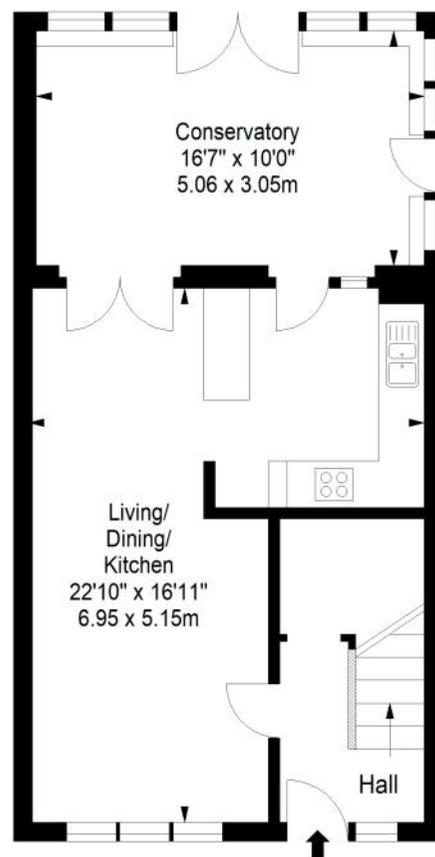
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2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

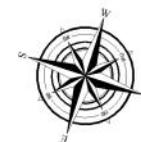
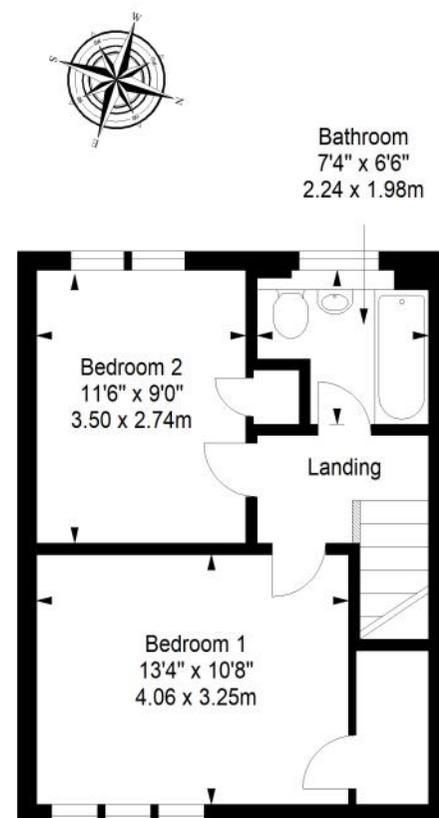
Ground Floor

Approx. 53.1 sq. metres (571.6 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



Total area: approx. 88.8 sq. metres (955.9 sq. feet)