



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**68 Glassel Park Road**

Longniddry EH32 0PA



# 68

## Glassel Park Road

Set within a substantial plot in a sought-after residential area, 68 Glassel Park Road is an impressive detached four-bedroom home offering generous accommodation, extensive gardens, and excellent outdoor space. Complete with double glazing, a modern combi boiler, a private driveway for up to three cars, a single garage, and an additional garden shed, this property is perfectly suited to family living.

You enter the home via a bright glass-panelled porch, which leads into a welcoming hallway. To the front of the house sits the spacious living room, featuring a large picture window that floods the room with natural light. French doors open into the dining room, creating an ideal flow for entertaining. The dining room connects directly to the well-proportioned kitchen, which enjoys a pleasant outlook over the rear garden.

The ground floor also hosts two generous double bedrooms, each benefiting from fitted wardrobes, along with a contemporary shower room. A rear door from the hall provides access to the private, enclosed back garden—perfect for children, pets, or quiet relaxation.

Upstairs, the property offers two further large double bedrooms. The master bedroom boasts an entire wall of fitted wardrobes, providing exceptional storage. Completing the upper level is a bright family bathroom.

Externally, the home enjoys mature front, side, and rear gardens, offering multiple spaces for outdoor dining, play, and gardening. The long private driveway accommodates three cars comfortably, and the single garage adds further practicality.

This is a rare opportunity to acquire a spacious and versatile family home on a large plot in a highly desirable coastal village. Early viewing is recommended.

Glassel Park Association approx £95 per year. For maintenance of the common areas.

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**Home Report Value - £450,000**

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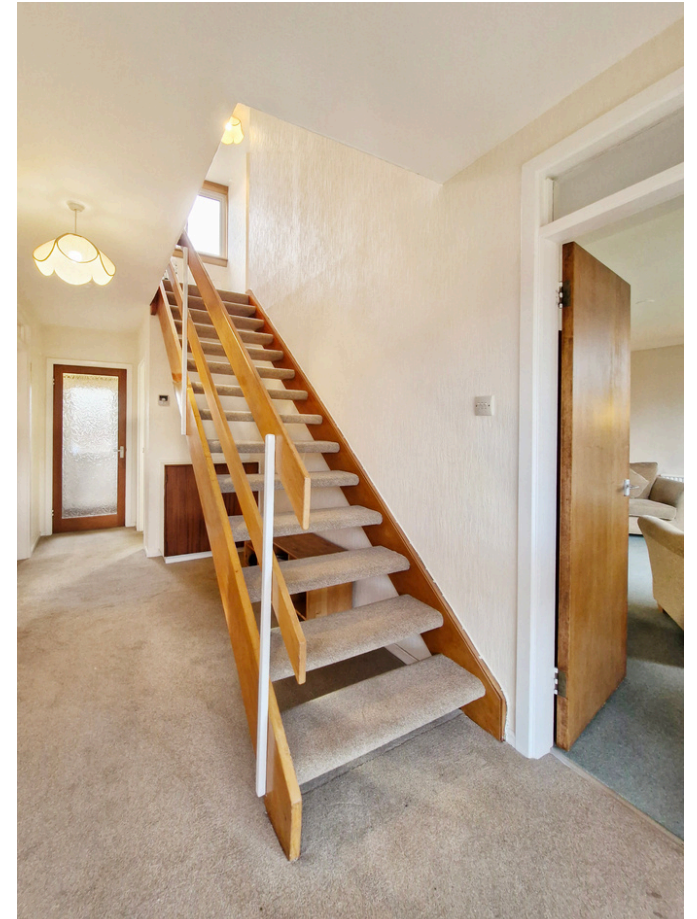




Spacious detached  
4 bedroom home,  
with versatile  
family accommodation















## Property Summary

- Detached chalet bungalow
- Entrance porch
- Generous sitting room with large picture window
- Fitted kitchen
- Dining room
- Two double ground floor bedrooms with built-in wardrobes
- Ground floor shower room
- 1st Floor - two further double bedrooms
- 1st Floor - family bathroom
- Front garden with driveway & single garage
- Extensive south-west facing rear garden, mainly laid to lawn
- EPC Rating - C | Council Tax Band - F







## Longniddry

Longniddry is a highly desirable coastal village in East Lothian, well-known for its welcoming community, family-friendly atmosphere, and outstanding local amenities. The village offers the perfect balance of peaceful seaside living with excellent transport connections, including a railway station providing swift links to Edinburgh, making it ideal for commuters and families alike.

One of Longniddry's greatest strengths is its superb primary school, Longniddry Primary, which enjoys an excellent reputation for its nurturing environment, strong academic performance, and wide range of extracurricular activities. Families are drawn to the area for the school's supportive community and its commitment to providing a high-quality education.

Longniddry's wide, sandy beach is a favourite with families, offering space for walks, picnics, and outdoor play, while nearby parks, cycle routes, and golf courses provide plenty of opportunities for recreation. The village also benefits from local shops, cafés, and essential services, ensuring everyday convenience.

Combining a strong sense of community with beautiful surroundings and exceptional schooling, Longniddry is an ideal place to put down roots and enjoy a relaxed, family-oriented lifestyle.



Let us help you find your next  
**dream property!**



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#### DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Total Area: approx.  
125.4 sq.metres  
(1349.7 sq. feet)  
(Not including garage)

