



5 QUEENS ROAD

Longniddry, East Lothian, EH32 0FG



1

Public Room



2

Bedrooms



1

Bathroom

5 QUEENS ROAD

Part of a modern development by Cruden Homes, this two-bedroom detached bungalow offers a picturesque country and coastal lifestyle in sought-after Longniddry. The open countryside is practically on your doorstep and spectacular beaches are just a 5 minutes' drive away, while Edinburgh city centre can also be reached in only 30 minutes by car. The southeast-facing residence is finished to exceptional standards, with carefully composed interiors and high-end contemporary finishings. It boasts open-plan living, a stylish kitchen and four-piece bathroom, private parking, and a large garden. A solar-panelled roof adds the finishing touch.

Inside, a vestibule and hall offer a strong first impression, in addition to built-in cupboards and attic access for further storage. The open-plan kitchen, living and dining room is on the right, behind a glazed door with a lovely stained-glass sidelight. This dual-aspect space has a generous footprint, framed by soothing neutral décor and a mocha-toned floor – an effective look that is immediately welcoming. Furnishings can be neatly zoned into defined areas, while the kitchen has been carefully chosen to match the styling, which in turn enhances the sense of space. It features wood-toned worktops and generous cabinet storage, all streamlined by integrated appliances. A separate utility room provides garden access. On the opposite side of the hall from the living area, the two double bedrooms both maintain the sophisticated aesthetic, ensuring continuity and an attractive canvas that is easy to style. Both rooms come with built-in wardrobes as well. The second bedroom is organised as an office, highlighting how the home could be used by professionals, although it could equally be used as a nursery or child's bedroom. The interiors are finished by a modern bathroom, equipped with a four-piece suite which is comprised of a storage-set washbasin, a hidden-cistern toilet, a towel radiator, a shower cubicle, and a bath with a handheld shower.

Outside, there is a large rear garden which is fully enclosed and carefully landscaped with a beautiful low-maintenance design. It features dedicated plant beds and charming patio areas for relaxing and dining in the sun. Also to the rear, there is a private driveway accommodating two cars.



C
EPC
RATING

E
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
01620 893 481

Features

- A spacious detached bungalow with stylish interiors
- Part of a modern development by Cruden Homes
- Offers a country and coastal lifestyle in Longniddry
- Welcoming vestibule with cloak storage
- Central hall with a built-in cupboard
- Open-plan kitchen/living/dining room
- Separate utility room with garden access
- Two double bedrooms with built-in wardrobes
- Modern bathroom with a four-piece suite
- Attic access for further storage
- Large rear garden with a landscaped design
- Private rear driveway for two cars
- Solar-panelled roof to the rear







Extras: integrated appliances (induction hob, concealed extractor, oven, fridge/freezer, and dishwasher), an undercounter washing machine, and a tumble dryer to be included in the sale.

Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.















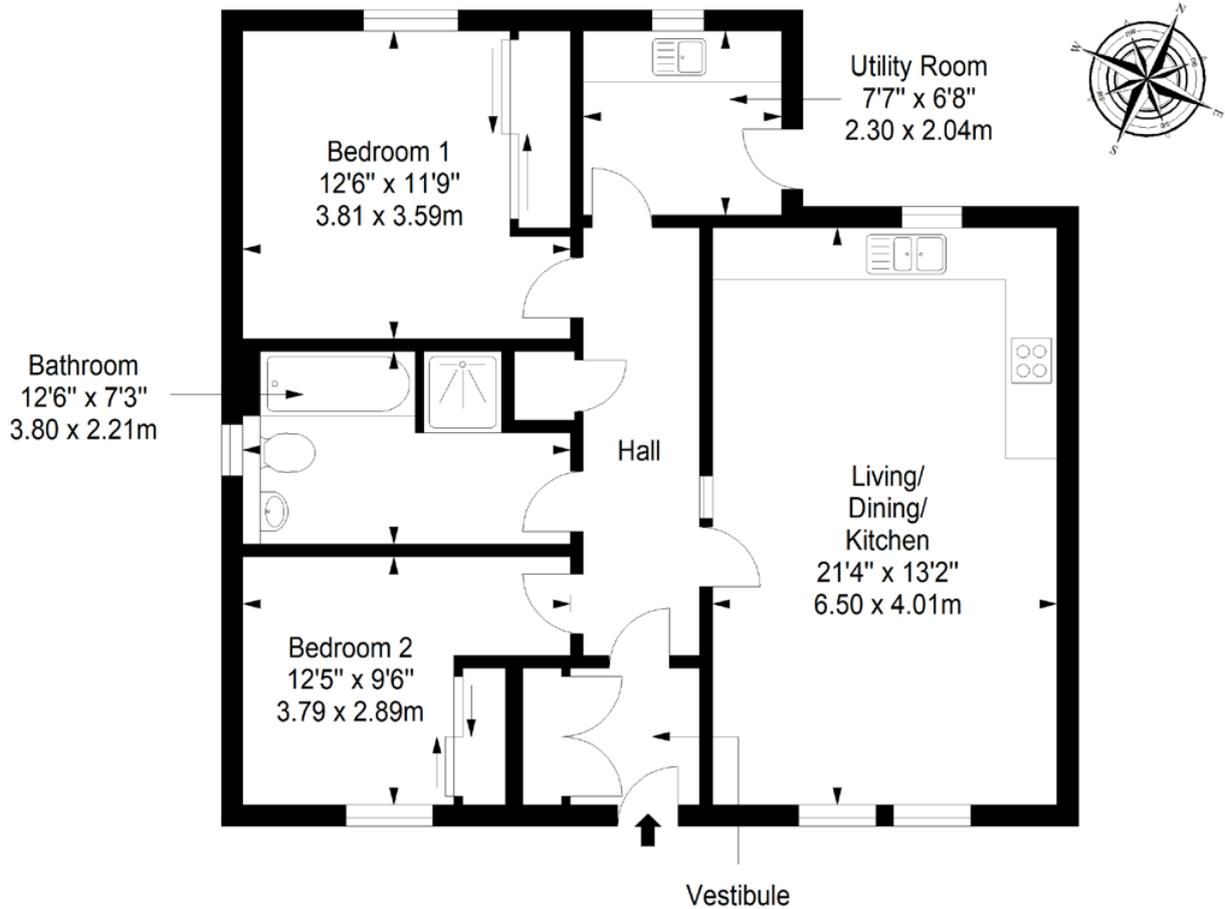
LONGNIDDY, EAST LOTHIAN

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

Ground Floor

Approx. 78.2 sq. metres (841.8 sq. feet)



Total area: approx. 78.2 sq. metres (841.8 sq. feet)



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop



rightmove

Zoopa.co.uk

PrimeLocation
Find the home you deserve

espc

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.