



Semi Detached Villa
Lounge / Dining Room
Kitchen
3 Bedrooms
Shower Room
Conservatory
Garage
Central Heating
Gardens
Offers over £265,000



A three bedroom semi-detached house in need of some upgrading. Features an attractive, private enclosed garden to the side and rear.



Location

Longniddry is located in the heart of the East Lothian countryside yet by the coast. It has a thriving community with many facilities including local shops catering for everyday needs, a popular restaurant/bar, The Longniddry Inn, a library, bank, doctor's surgery, vet and dentist. For golfers there is Longniddry golf course in the village or Aberlady and Gullane courses only minutes away. There is a well respected primary school. The village is ideal for commuters with the train station offering a half hour service into Edinburgh. The A1 is minutes away giving easy access to the City Bypass and into Edinburgh or to the South.

General Information

A Home Report is available for this property. It can be downloaded from espc.com or requested from Forsyth Solicitors.

Home Report Valuation £270,000.

The property is rated as Council Tax band E and EPC band E. Approximate size 87m². Built in 1970's.

The property has mains water, gas and electricity. There is a gas heating system with radiators in each room. The property is partially double glazed.

Viewing

Viewing is by appointment with Forsyth Solicitors. Office Hours 01620 532662 or weekend/evening 07757 970 850.



HALL

On the ground floor doors lead into the lounge, the shower room and the third bedroom/study. Stairs lead to the upper floor where doors lead into two bedrooms. There is a cupboard upstairs.

LOUNGE / DINING ROOM

Large, light filled dual aspect room with windows to the front and the rear. Door into kitchen.

DINING ROOM

With sliding patio doors into the garden.

KITCHEN

Kitchen of wall and base units with coordinated work-surfaces. Stainless steel sink. Electric cooker. Under-stair cupboard. Door into conservatory.

CONSERVATORY

Wooden conservatory with door leading into garden.

SHOWER ROOM

On the ground floor with shower, wc and basin.

BEDROOM ONE

Good sized double bedroom with window over the rear garden. Fitted wardrobe.

BEDROOM TWO

Double bedroom with window over the front garden.

BEDROOM THREE / STUDY

On the ground floor, single bedroom with window to the side of the house.

GARAGE

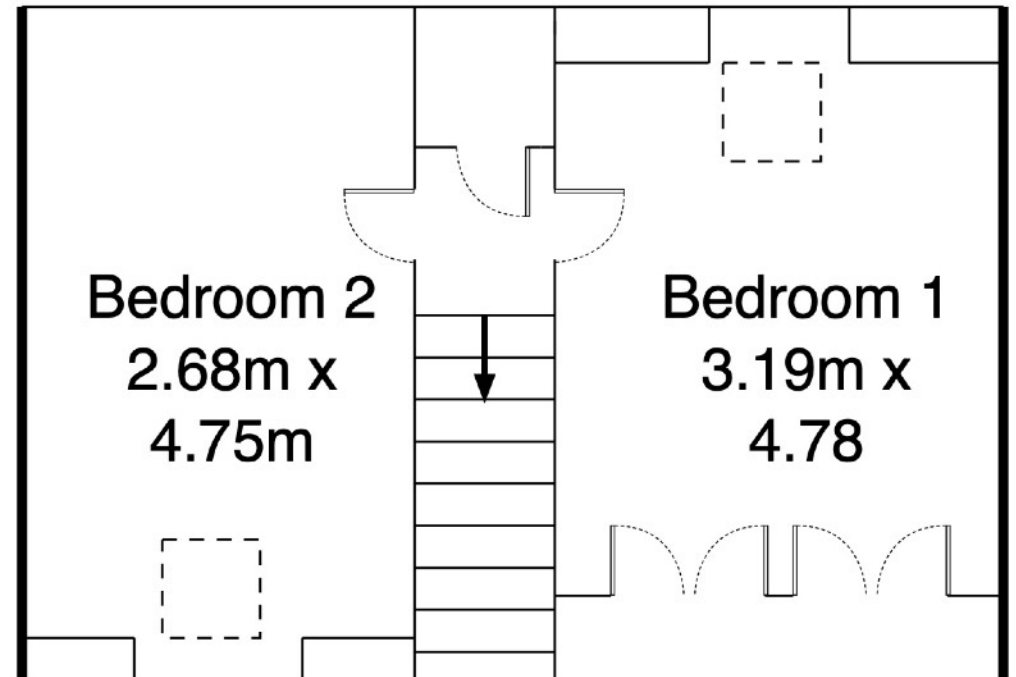
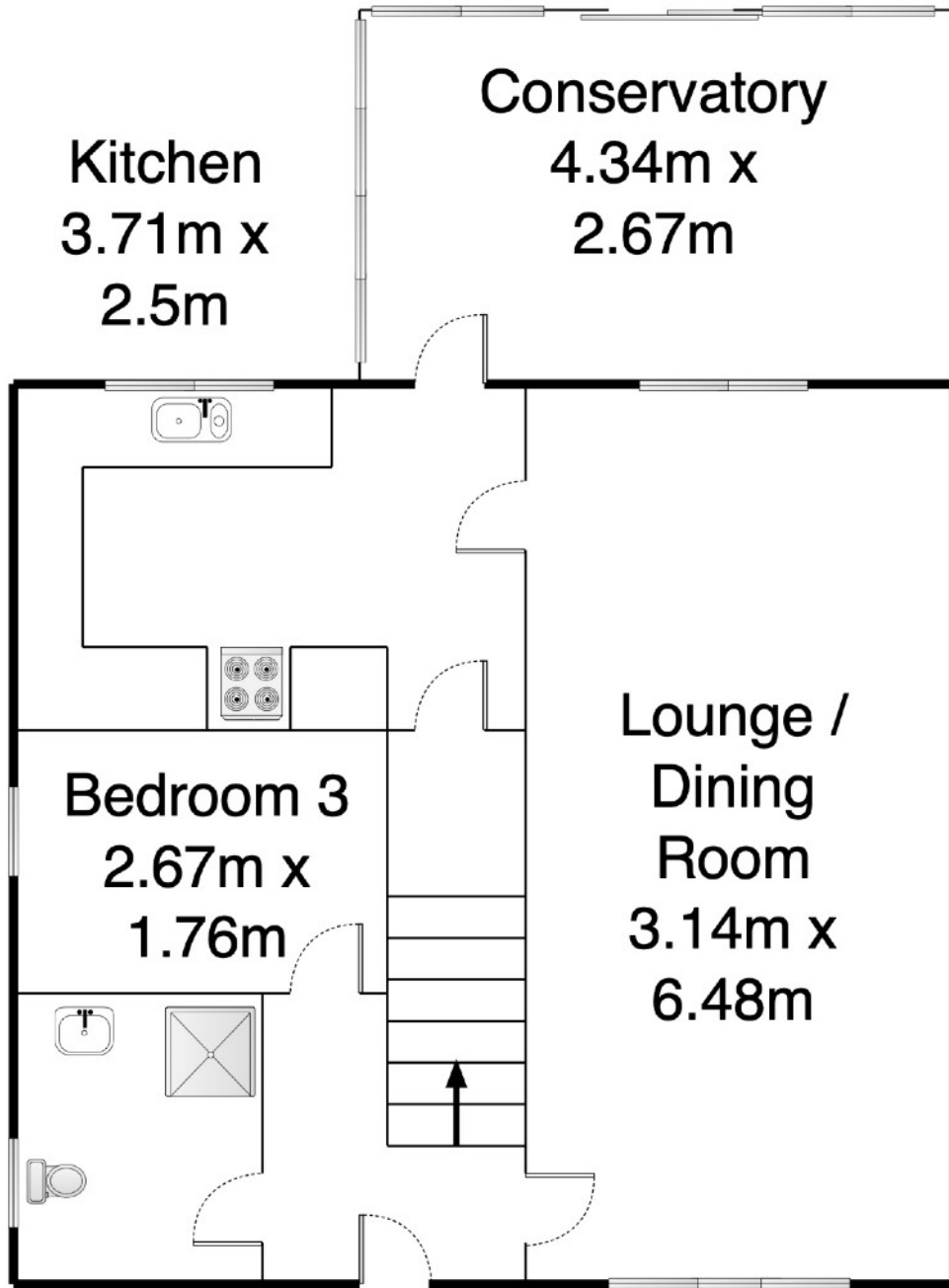
Single garage, part of a block of six, opposite the house.

OUTSIDE

To the front is a low maintenance paved garden with plants and shrubs. To the side rear is a garden laid to lawn with mature shrubs.







Floorplan is indicative only. Not to scale.

Fixed Price Estate Agency

Under 250k £1000 + VAT Over £250k £1500 +VAT

Includes Photography, Video Tour, For Sale Board, 7 day a week service

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