



Detached Villa

Lounge

Dining Room

Kitchen

3 Bedrooms

Shower Room

Driveway and Garage

Double Glazed / Central Heating

Gardens

Offers over £325,000

Well presented three bedroom detached house located in quiet corner of a cul-de-sac featuring a large garden.





## 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](http://espc.com) or requested from Forsyth Solicitors.

Home Report Valuation £330,000.

The property is rated as Council Tax band E and EPC band D. Approximate size 79m<sup>2</sup>. Built in approximately 1970.

The property has mains water, gas, electricity, broadband and phone. There is a gas heating system with radiators in each room. All windows are 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 a door leads into the lounge. Upstairs doors lead into three bedrooms and the shower room. Window overlooking driveway. Cupboard.

## LOUNGE

Comfortable lounge with windows over front garden. Fire surround with gas living flame fire. Under-stair cupboard. Opening into dining room.

## DINING ROOM

With plenty of space for a table and chairs. Window over rear garden. Door into kitchen.

## KITCHEN

Stylish modern kitchen of wall and base units with coordinated work-surfaces. sink with mixer tap. Gas hob and electric oven. Integrated fridge, freezer and washing machine. Door into rear garden.

## SHOWER ROOM

With shower unit, wc and wash hand basin.

## BEDROOM ONE

Double bedroom with windows over the front garden.

## BEDROOM TWO

Double bedroom with windows over the rear garden. Fitted wardrobe.

## BEDROOM THREE

Bedroom with windows over the front garden.

## GARAGE

Stand-alone garage.

## OUTSIDE

The front garden is laid to lawn with mature shrubs.

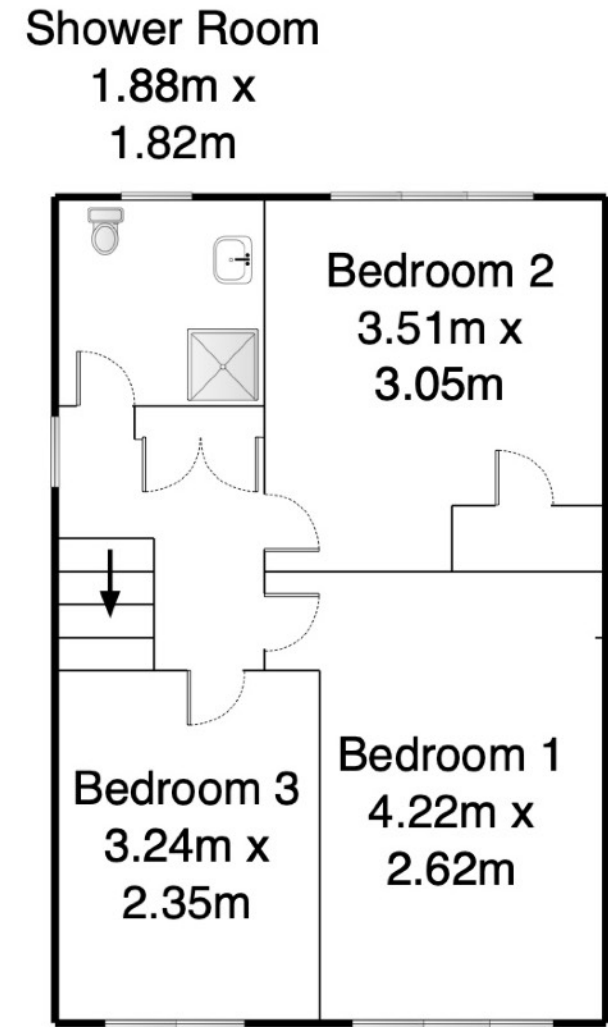
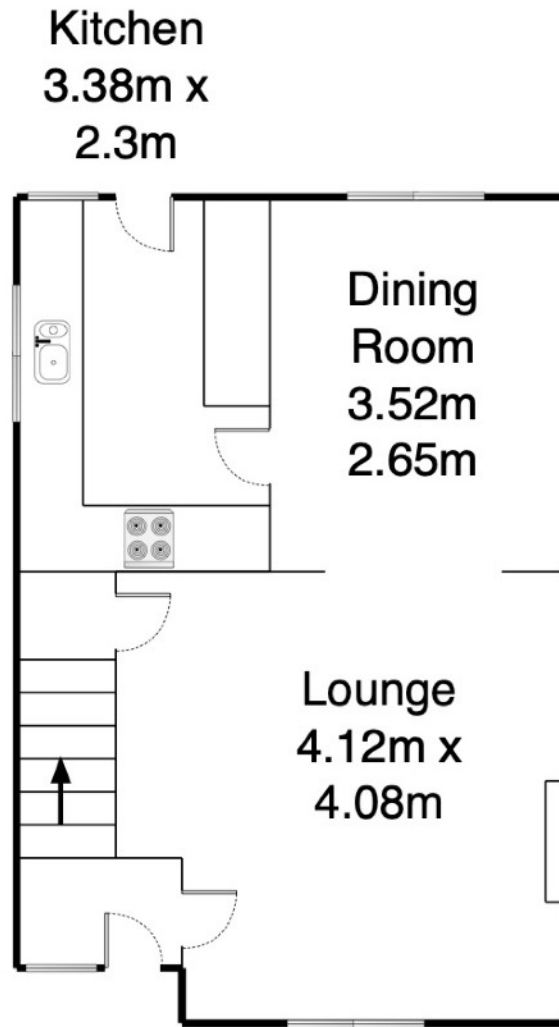
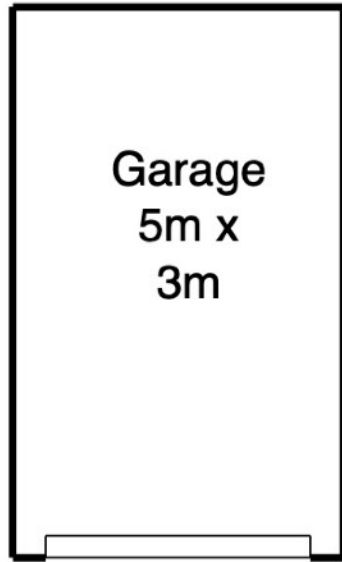
The rear garden benefits from the house being a corner plot and is unusually large for houses in this area. It is laid to lawn with mature planting and has a patio area.

There is a driveway to the side providing off-road parking for several vehicles.

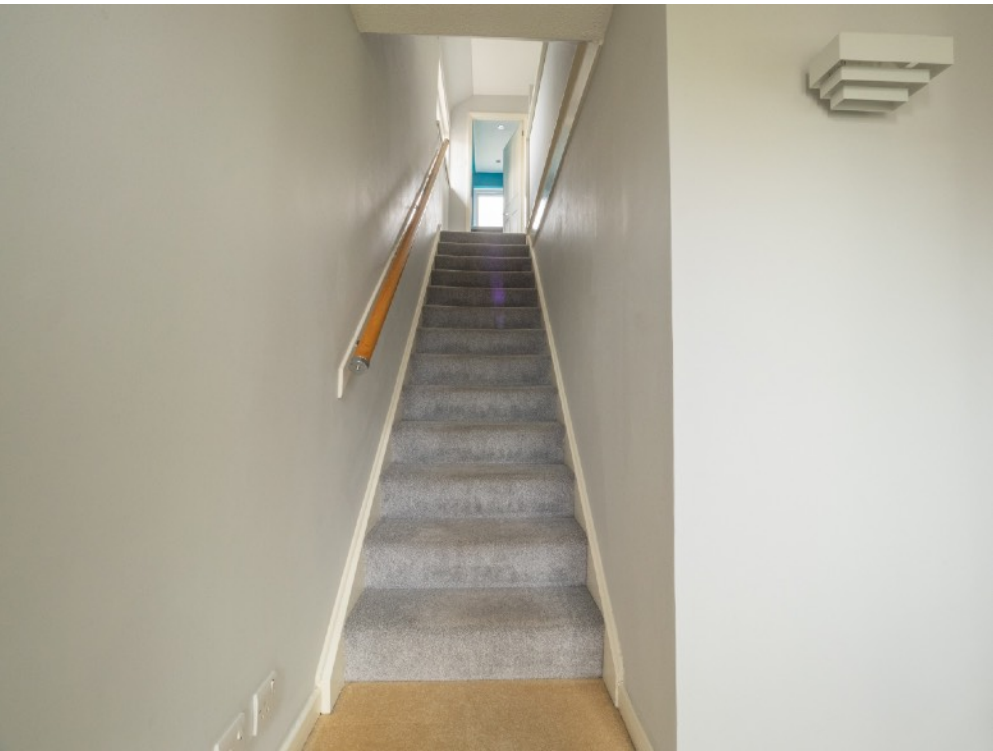








Floorplan is indicative only. Not to scale.



## 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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