



37 Douglas Road Longniddry EH32 0LQ

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 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 79m². 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.

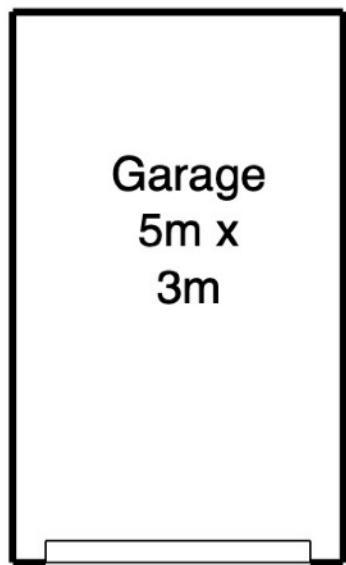
The rear garden benefits from the house being a corner plot and is unusually large for houses in this area. It is laid to lawn with mature planting and has a patio area.



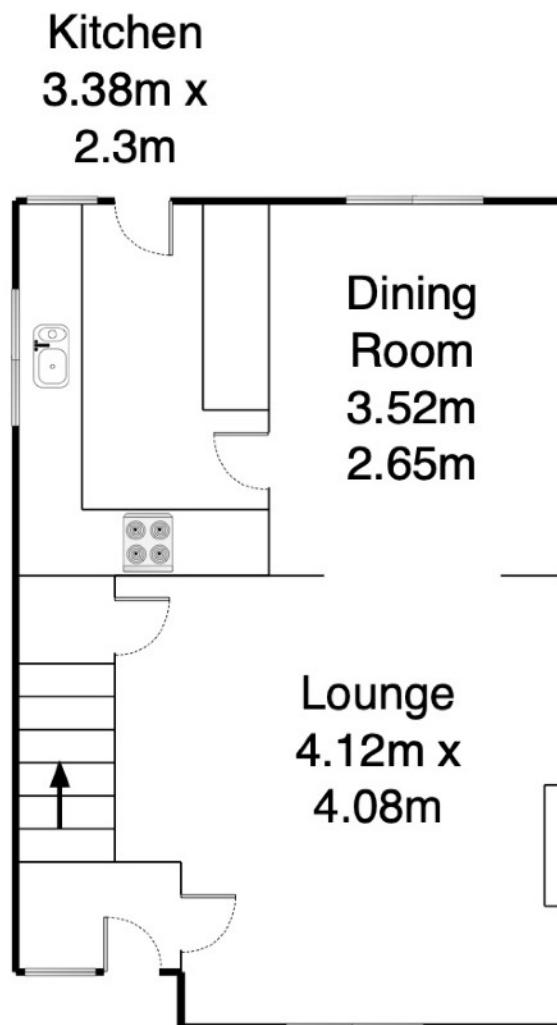
There is a driveway to the side providing off-road parking for several vehicles.







Garage
5m x
3m

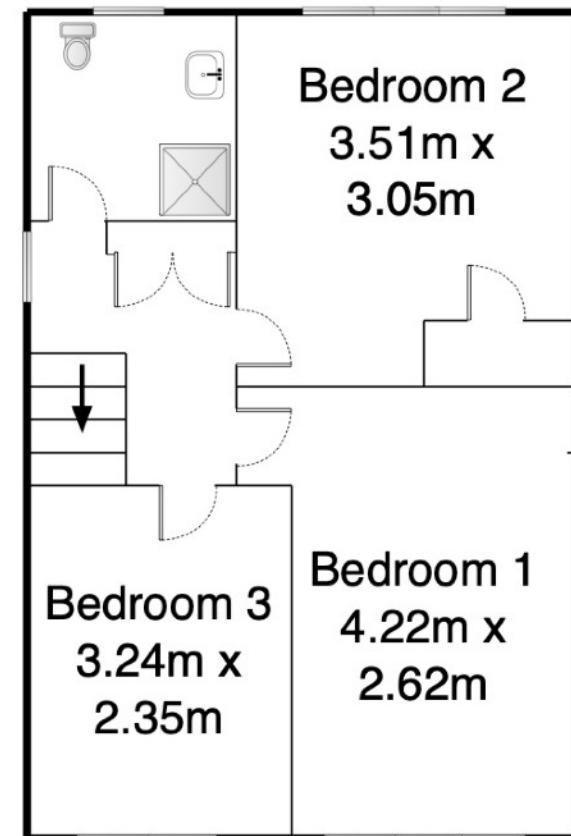


Kitchen
3.38m x
2.3m

Dining
Room
3.52m
2.65m

Lounge
4.12m x
4.08m

Shower Room
1.88m x
1.82m

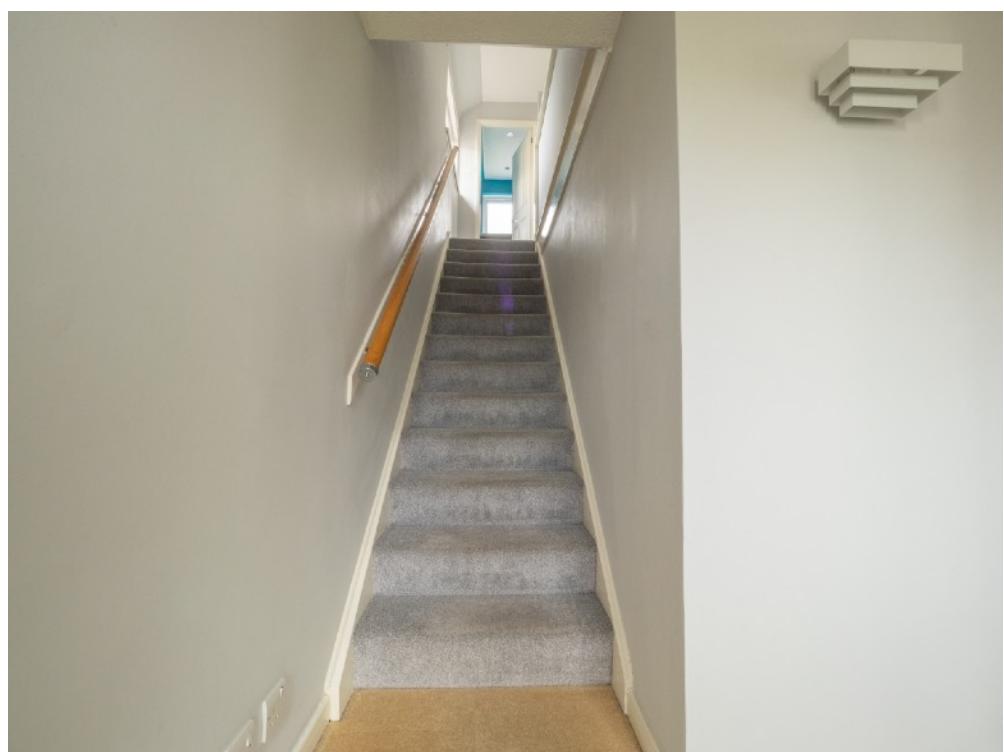


Bedroom 2
3.51m x
3.05m

Bedroom 3
3.24m x
2.35m

Bedroom 1
4.22m x
2.62m

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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Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and they do not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.