



LONGNIDDRY
VILLAGE

EAST LOTHIAN | BEAUTIFULLY CRAFTED 2, 3, 4, & 5 BEDROOM HOMES

CUSTOMER NOTICE

The plans, illustrations, photography, lifestyle images and dimensions (metric and imperial) included in this brochure are indicative. Computer generated images are from an imaginary viewpoint and are designed to portray the development characteristics rather than serve as an accurate description of properties. Whilst every effort has been made to ensure the accuracy of these details, we operate a policy of continuous product development and therefore individual features and specifications may vary at the discretion of Cruden Homes. We reserve the right to make adjustments to house types and consequently these particulars and the contents thereof do not form or constitute a representation warranty, or part of any contract.



Welcome to a world of contrasts

Introducing Longniddry Village – a brand-new development from multi award-winning Cruden Homes, in the heart of East Lothian. A gorgeous semi-rural setting with direct road and rail links into the heart of Edinburgh and featuring a unique blend of coach houses, bungalows and generous family villas, ranging in size from two to five bedrooms. Traditional and characterful architecture designed to the latest standards - whatever you're looking for in your next dream home, you'll find it here.

Longniddry Village is a truly unique development and completely different from anything else currently available for sale in central Scotland. Its 71 homes acknowledge East Lothian's rich variety of house styles, from coach houses to terraced, semi-detached and detached bungalows and villas. Here, Cruden Homes is creating a development which instantly feels part of this historic setting, with generous gardens and vehicle lanes ensuring welcoming streetscapes along each interconnected avenue.

Longniddry Village also benefits from over 70 years of housebuilding expertise by Cruden, combining the highest standards of construction with the latest specifications. Each property has a large footprint reminiscent of Georgian and Victorian homes, with rear lanes purposely designed to accommodate garages and parking spaces. We've even provided a home for nature, with nesting boxes on selected plots. Everyone deserves a chance to live in such unspoiled surroundings.





The village of Longniddry itself occupies an enviable coastal position just ten miles outside Edinburgh. With a golden sandy beach, this affluent setting feels a world away from the hustle and bustle of Scotland's capital. Yet the A1 offers seamless links into the city by car, or using one of the local bus routes. Longniddry Station has direct rail services into Edinburgh Waverley, taking just 19 minutes, and the development features a dedicated footpath leading to the station.

In many respects, Longniddry resembles Edinburgh in miniature, from its stone-built cottages to its sense of community. There are plenty of amenities here too, from a primary school and community centre to a doctors' surgery, dentist and vet.





Leisure pursuits are a cornerstone of life in East Lothian, and Longniddry has its own bowling and tennis clubs, while its golf club enjoys panoramic aspects across the Firth of Forth towards Fife. Other famous courses along Scotland's Golf Coast include Kilspindie, Gullane, Craighelaw and Luffness and of course, the Open Championship venue at Muirfield.

East Lothian is officially renowned as one of Scotland's sunniest regions, making this the perfect place to enjoy outdoor activities, from beach walks to wildlife spotting. The Gosford Estate outside Longniddry is home to deer and wild boar, and it also hosts an equestrian centre offering woodland horse riding for the whole family.

Truly, this is a picturesque setting offering the very best work/life balance.

Location

Beautiful homes, perfectly located for a balanced lifestyle

Journey times from Longniddry Village:

Longniddry train station – 10 mins 🚶

Village amenities – 7 mins 🚶

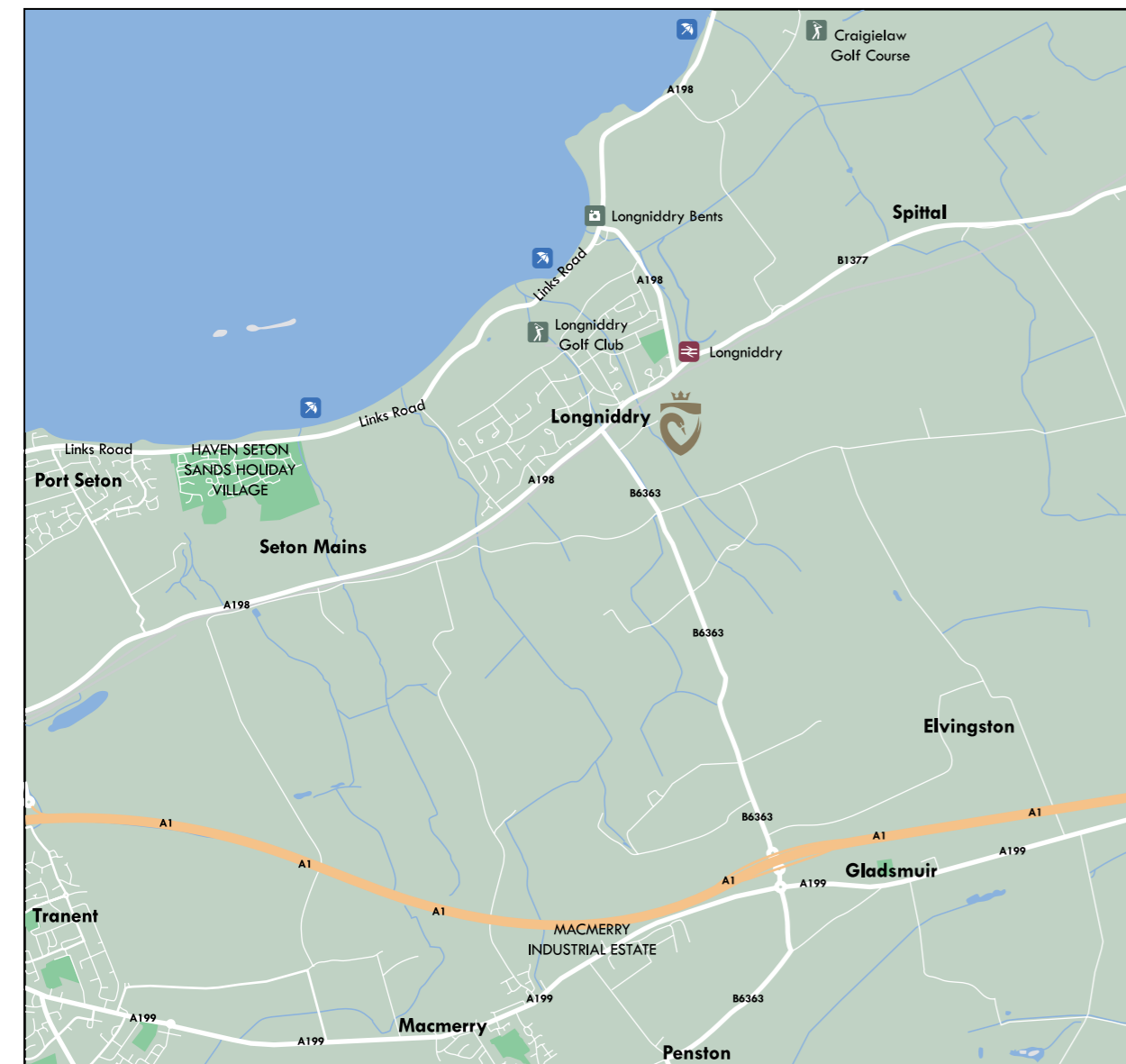
Beach – 5 mins 🚗 or 20 mins 🚶

Edinburgh – 19 mins 🚆 or 27 mins 🚗

North Berwick – 14 mins 🚆 or 19 mins 🚗

A1 – 5 mins 🚗

Please note all times are approximate and for indication only.



Longniddry Village, Longniddry, East Lothian (off B6363)





Computer Generated Image – A typical street scene at Longniddry Village. Image is for representation purposes only.



Computer Generated Image – A typical bedroom at Longniddry Village. Image is for representation purposes only.



LONGNIDDRY VILLAGE, EAST LOTHIAN

- The Archerfield**
2 BEDROOM DETACHED/SEMI-DETACHED BUNGALOW
- The Bankton**
2 BEDROOM COACH HOUSE
- The Bower**
3 BEDROOM DETACHED/SEMI-DETACHED/ MID TERRACED/END TERRACED VILLA
- The Carberry**
3 BEDROOM SEMI-DETACHED/END TERRACED VILLA
- The Gosford**
3 BEDROOM DETACHED/END TERRACED VILLA
- The Huntington**
4 BEDROOM SEMI-DETACHED/END TERRACED VILLA
- The Hamilton**
4 BEDROOM DETACHED/SEMI-DETACHED/ MID TERRACED VILLA
- The Inveresk**
4 BEDROOM DETACHED/SEMI-DETACHED VILLA
- The Lauderdale**
4 BEDROOM DETACHED VILLA
- The Prestongrange**
4 BEDROOM DETACHED VILLA
- The Northfield**
4 BEDROOM SEMI-DETACHED VILLA
- The Saltoun**
5 BEDROOM DETACHED VILLA
- The Stevenson**
5 BEDROOM DETACHED VILLA
- The Winton**
5 BEDROOM DETACHED VILLA
- The Tynninghame**
5 BEDROOM DETACHED VILLA

CUSTOMER NOTICE

The development layout is for illustrative purposes only. It does not purport to show the provisions for private and public open landscaping, final road or footpath patterns, surface or boundary treatments, parking provisions, street lighting or the exact position or size of individual plots. These features may, on occasion, change as the development progresses. Please ask the sales advisor for current details prior to reservation.





Specification

Our designs acknowledge the past, but every home at Longniddry Village is built for the future. A wildlife corridor has been incorporated into the estate's design to maintain permanence for smaller local residents, while renewable technologies like photovoltaic panels are set flush into rooflines to minimise their visual impact. Even garages are future proofed with cabling for electric vehicle charging points.

All homes at Longniddry Village will also enjoy a carefully considered internal specification, featuring premium German kitchens with Siemens integrated appliances, designer tiling and chic white sanitaryware.

What's more, homebuyers can choose from a range of finishes and optional extras*, ensuring individual tastes are catered for.

*subject to build stage

KITCHEN

- Contemporary German kitchens by Leicht, supplied by Kitchens International
- Laminate worktop with upstand
- Glass splashback to hob
- Chrome single lever mixer tap
- 1½ bowl stainless steel sink and drainer
- Cutlery insert
- Siemens electric single oven (2 & 3 bedroom properties)
- Siemens electric single oven and microwave (4 & 5 bedroom properties)
- Siemens 4 zone induction hob
- Siemens integrated fridge freezer
- Siemens integrated dishwasher
- Siemens integrated slide out cooker hood/ceiling mounted chimney style where over island
- Recessed LED tri-tone under unit lighting

BATHROOM /EN-SUITE

- Stylish white sanitaryware
- Vanity unit to master en-suite
- Low profile white shower tray
- Thermostatic shower
- Chrome heated towel rail to master en-suite and bathroom
- Chrome pillar mixer tap
- Designer wall tiling
- Shaver socket

ELECTRICAL

- Ample sockets throughout
- Satin chrome sockets/light switches to kitchen above worktop, white elsewhere
- BT Fibre to Home
- Single digital TV point to lounge and master bedroom
- Downlights to kitchen, bathroom and en-suites
- Flush batten holder light fitting to WC and utility
- Pendant light fittings elsewhere

HEATING

- Gas central heating
- Two-zone heating system with programmable controls for ground and upper floors where applicable

DECORATION/FIXTURES & FITTINGS

- Sail White matt emulsion throughout
- White gloss to woodwork
- Sliding opaque glass wardrobes in soft white with internal shelf and hanging rail (bedrooms 1 & 2)
- White solid core pass doors
- Satin stainless steel lever handle and rose

EXTERNAL

- PIR sensor light to front door
- Light to side/rear entrances
- Turf to front garden
- Rear garden rotovated
- External tap
- Slabbed patio area to rear



The Archerfield

2 BEDROOM DETACHED/SEMI-DETACHED BUNGALOW

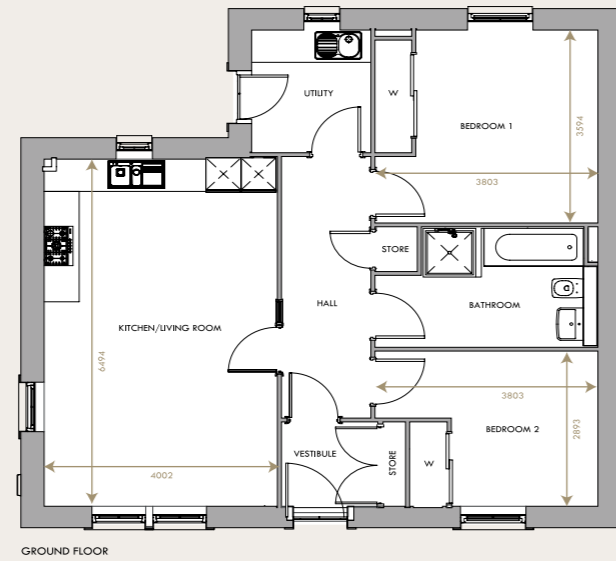
DETACHED PLOT 119
SEMI-DETACHED PLOTS 154, 155, 156 AND 157



TOTAL FLOOR AREA 75sqm | 807sqft

- Generous open plan kitchen and living area
- Separate utility room
- Bathroom with bath and separate shower enclosure

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The Bankton

2 BEDROOM COACH HOUSE

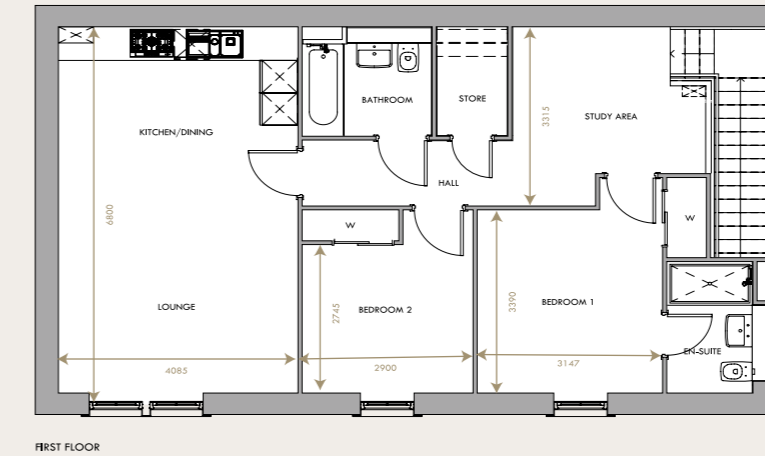
PLOTS 126 AND 128



TOTAL FLOOR AREA 97sqm | 1044sqft

- Spacious open plan kitchen/dining/living area
- Dedicated homeworking/study area
- Master en-suite

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A2

The Bower

3 BEDROOM DETACHED/SEMI-DETACHED/ MID TERRACED/END TERRACED VILLA

MID TERRACED PLOTS 110, 111, 130, 133, 145, 146, 149
DETACHED PLOT 127
END TERRACED PLOT 131
SEMI-DETACHED PLOTS 140, 141, 151

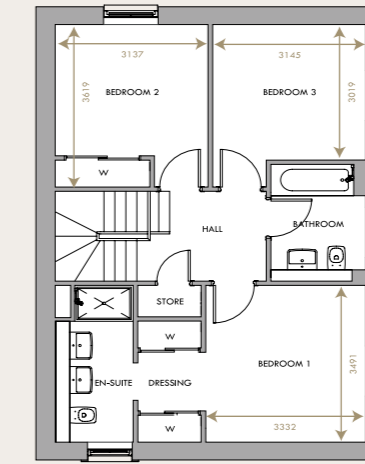
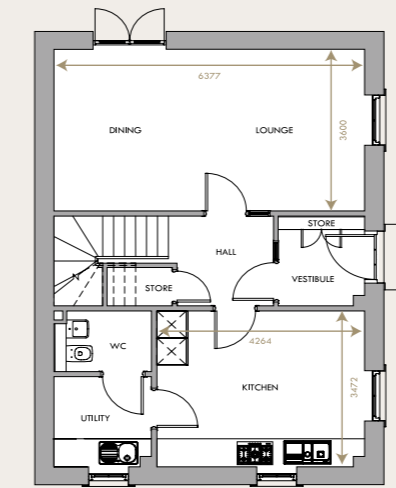
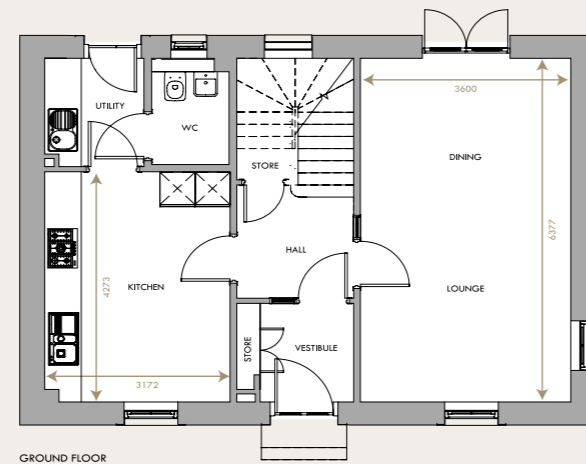
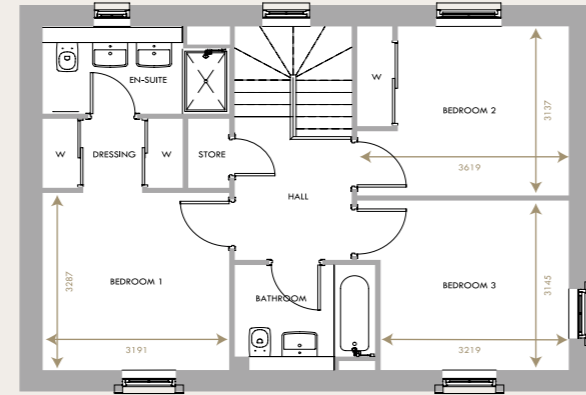


TOTAL FLOOR AREA 114sqm | 1227sqft

Fenestration may vary between plots on this property type. Please ask the sales advisor for plot specific details.

- Generously proportioned lounge with garden access
- Separate dining kitchen and utility room
- Master bedroom with impressive en-suite and dressing area.

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A3

The Carberry

3 BEDROOM SEMI-DETACHED/END TERRACED VILLA

END TERRACED PLOTS 112, 129, 138, 144
SEMI-DETACHED PLOT 152



TOTAL FLOOR AREA 118sqm | 1270sqft

- Welcoming entrance vestibule and hall
- Generously proportioned rooms
- 3 double bedrooms

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The Gosford

3 BEDROOM DETACHED/END TERRACED VILLA

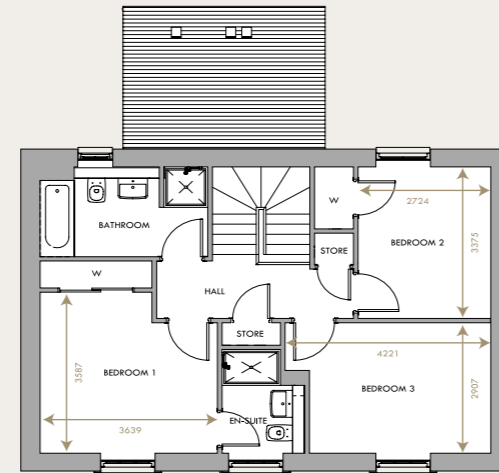
DETACHED PLOT 153, 158
 END TERRACED PLOTS 109, 132, 147, 148, 150



TOTAL FLOOR AREA 128sqm | 1378sqft

- Traditional frontage
- Flexible family living space on both floors
- Sizeable family bathroom with bath and separate shower enclosure

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The Huntington

4 BEDROOM SEMI-DETACHED/END TERRACED VILLA

END TERRACED PLOTS 134, 135, 159, 161
 SEMI-DETACHED PLOTS 114, 117, 143



TOTAL FLOOR AREA 145sqm | 1561sqft

- Spacious open plan kitchen/dining/family room
- Separate generous living room
- En-suite to master bedroom and bedroom 2

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The Hamilton

4 BEDROOM DETACHED/SEMI-DETACHED/
MID TERRACED VILLA

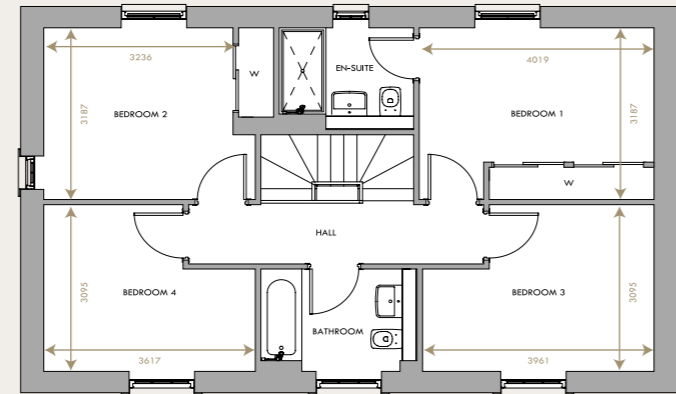
MID TERRACED PLOTS 136, 137, 160
DETACHED PLOT 118
SEMI-DETACHED PLOTS 115, 116, 142



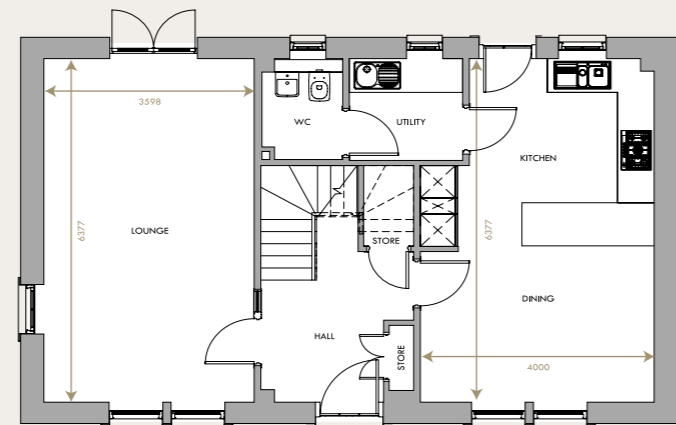
TOTAL FLOOR AREA 133sqm | 1432sqft

- Superb family home
- Versatile living space on both floors
- Four generously proportioned bedrooms

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FIRST FLOOR



GROUND FLOOR

The Inveresk

4 BEDROOM DETACHED/SEMI-DETACHED VILLA

DETACHED PLOTS 163, 164
SEMI-DETACHED PLOTS 124, 125, 166, 167

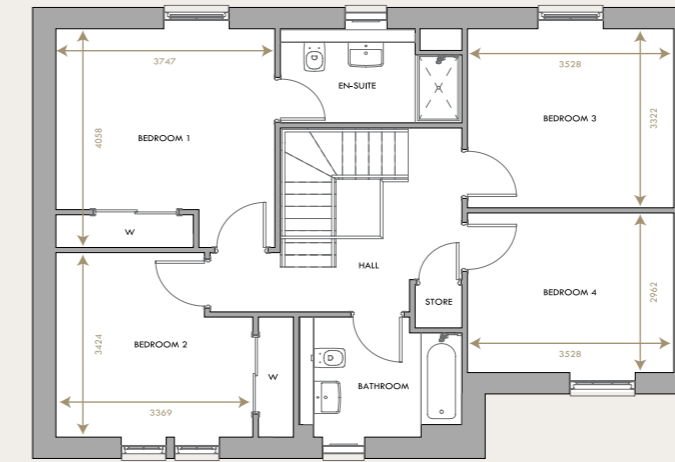


TOTAL FLOOR AREA 154sqm | 1658sqft

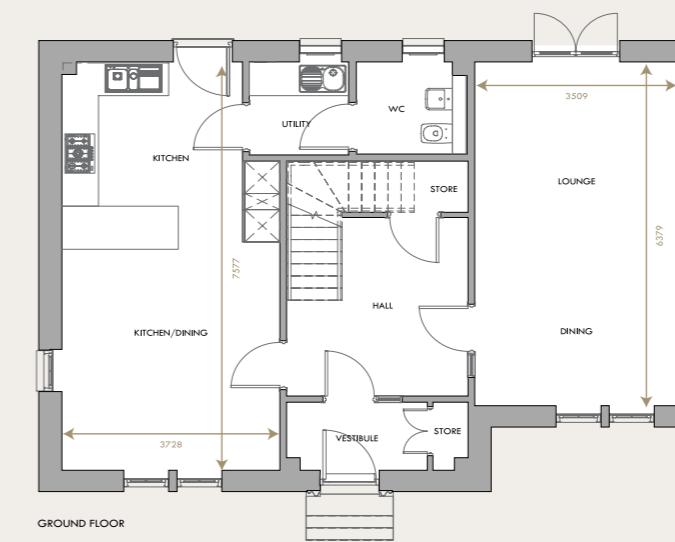
The bathroom layout for this house type has been updated. Please ask the sales advisor for plot specific details.

- Elegant exterior
- Large open plan kitchen and dining area with separate utility room
- Master bedroom with en-suite

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FIRST FLOOR



GROUND FLOOR

The Lauderdale

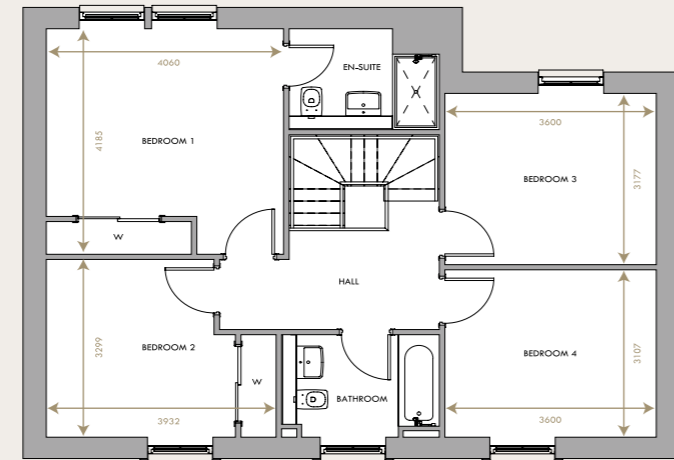
4 BEDROOM DETACHED VILLA
PLOTS 169, 170, 171 AND 172



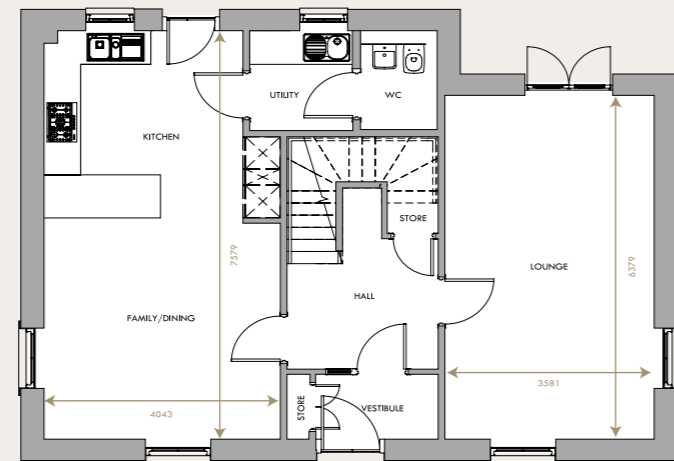
TOTAL FLOOR AREA 149sqm | 1604sqft

- Super open plan kitchen/dining/family area
- Spacious triple aspect living room
- Generous master bedroom with en-suite

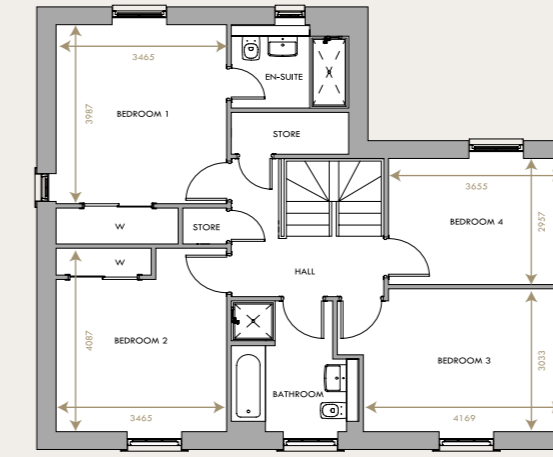
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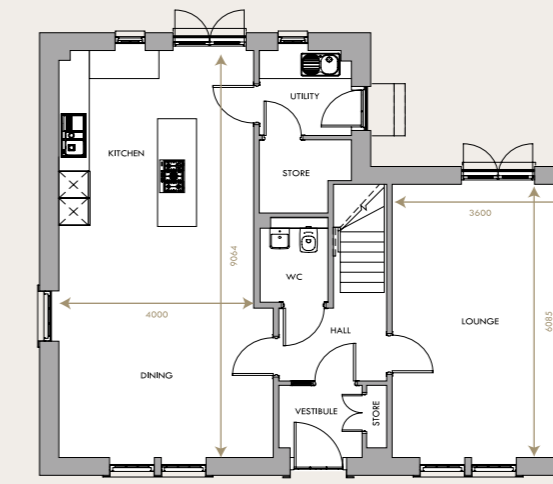
FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

The Prestongrange

4 BEDROOM DETACHED VILLA
PLOTS 113, 162, 165 AND 168



TOTAL FLOOR AREA 165sqm | 1776sqft

- Expansive open plan kitchen/dining area with garden access
- Ample storage space
- Sizeable family bathroom with bath and separate shower enclosure

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B5-B

The Northfield

4 BEDROOM SEMI-DETACHED VILLA

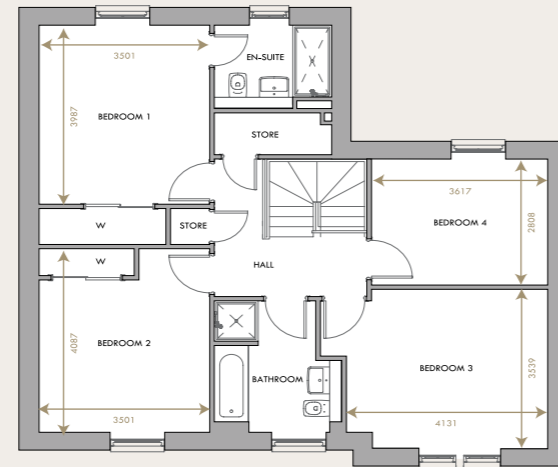
PLOTS 120, 121, 122 AND 123



TOTAL FLOOR AREA 163sqm | 1755sqft

- Sizeable open plan kitchen/dining/entertaining area
- Superb storage throughout
- Four generously proportioned bedrooms

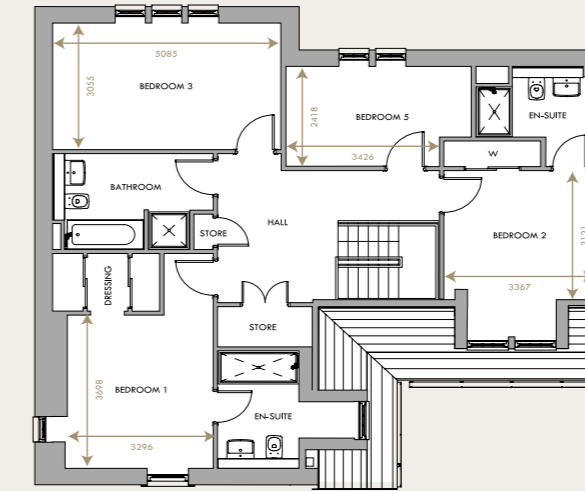
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FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

C1-A

The Saltoun

5 BEDROOM DETACHED VILLA

PLOTS 175 AND 177



TOTAL FLOOR AREA 208sqm | 2239sqft

- Striking elevation
- Spacious open plan kitchen and dining/family area
- En-suite to master bedroom and bedroom 2

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C1-B

The Stevenson

5 BEDROOM DETACHED VILLA

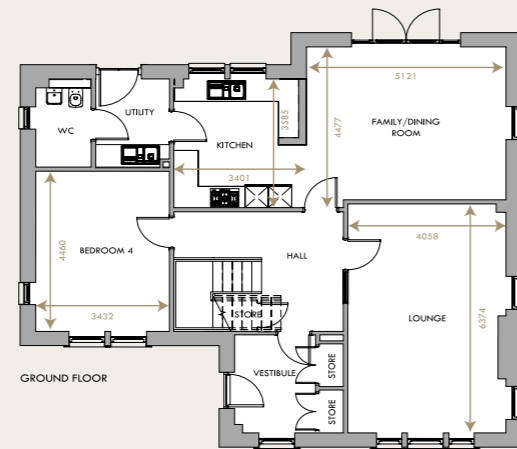
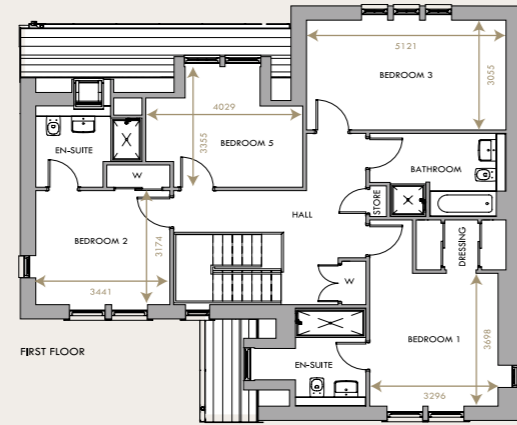
PLOTS 174 AND 179



TOTAL FLOOR AREA 209sqm | 2250sqft

- Ideal family home
- Versatile accommodation across both floors
- En-suite to master bedroom and bedroom 2

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C2

The Winton

5 BEDROOM DETACHED VILLA

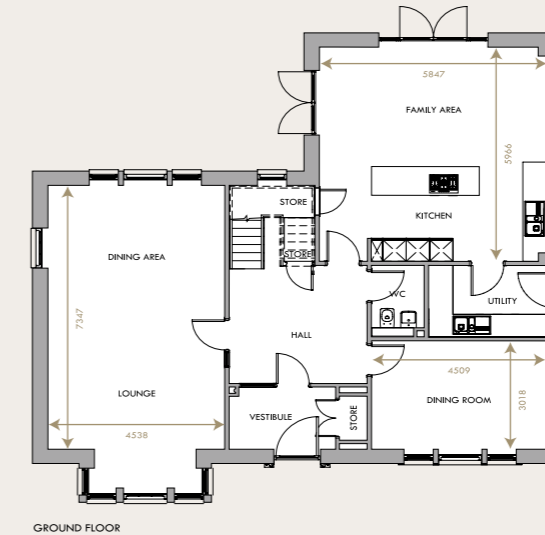
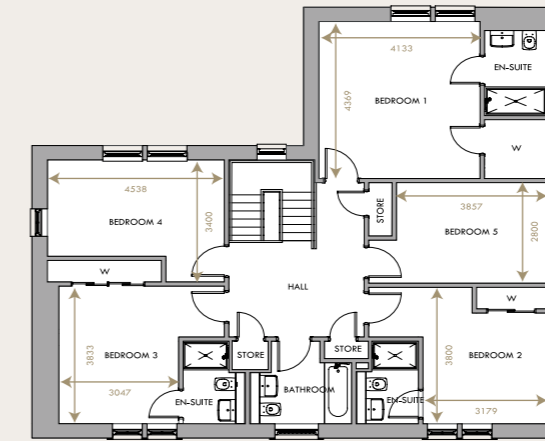
PLOTS 173, 176 AND 178



TOTAL FLOOR AREA 235sqm | 2530sqft

- Impressive family residence
- Spacious kitchen/family room – ideal for entertaining
- En-suite to master bedroom and bedrooms 2 and 3

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The Tynningame

5 BEDROOM DETACHED VILLA

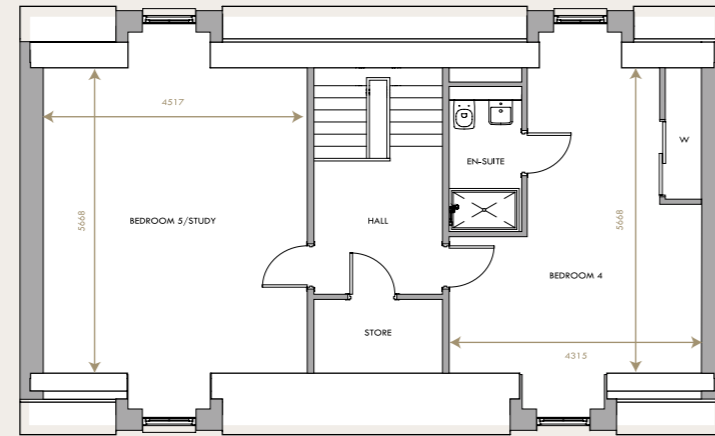
PLOT 139



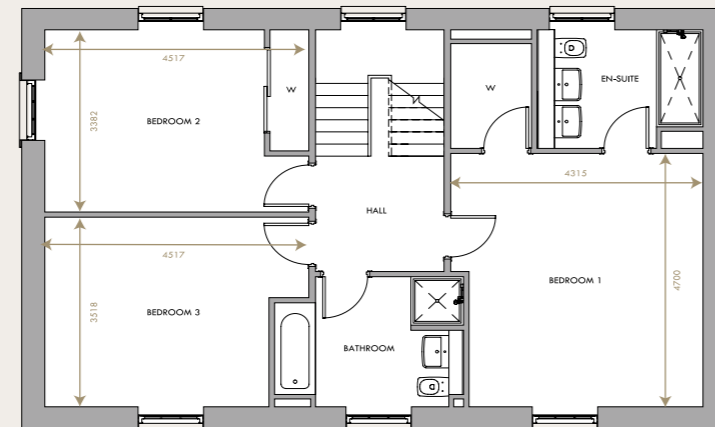
TOTAL FLOOR AREA 210sqm | 2260sqft

- Magnificent and versatile family home over 3 levels
- Spacious triple aspect living room with separate dining kitchen
- Generous master bedroom with en-suite and walk-in wardrobe

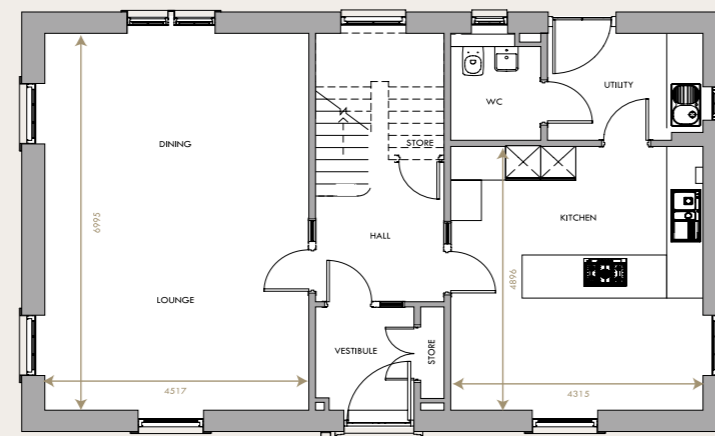
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Computer Generated Image – A typical living room at Longniddry Village. Image is for representation purposes only.





IMPORTANT CUSTOMER NOTICE

Cruden Homes (East) Ltd operate a principle of continual product development and the specifications outlined in this brochure are indicative only. The specifications (both external and internal) of houses and apartments is correct at the date of print (September 2020) but may be subject to change as necessary and without notice. Cruden Homes (East) Ltd reserves the right to implement changes to the specifications both internally and externally without warning. Whilst these particulars are prepared with all due care and attention for the convenience of potential purchasers, the information is intended as a guide only. The computer generated images provide an indication of the finish of a typical property or street scene and do not necessarily represent the exact finish of a particular property on this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the sales adviser for the most up-to date information. Nothing contained in this brochure shall constitute or form part of any contract. All information contained in this brochure is correct at time of going to print (September 2020).



Cruden Homes (East) Ltd
Cruden House
South Gyle Business Park
36 South Gyle Crescent
Edinburgh
EH12 9EB
Tel +44 (0)131 285 6600
www.crudenhomes.co.uk

