



Modern country living



Welcome to Longniddry Village

We are using all our knowledge of placemaking to create a thriving community in Longniddry, set within an historic village. It is a place where you can enjoy the sea air while living conveniently close to Edinburgh.

Designed by celebrated architect Ben Pentreath, new homes will be distinctive in style and character. Each will combine the architectural traditions of East Lothian with modern design features. Houses and apartments are being built to the highest quality standards with generous indoor and outdoor spaces.

Longniddry is being brought forward in partnership with the landowners Wemyss and March Estates. High quality landscaping, including a new village green and restored mill pond, all add to its appeal.

If you are looking for a new home, to rent or buy, Longniddry is a place like nowhere else.

Everything your community needs to thrive

There is much more to communities than just homes. They are places that feel connected and accessible and where you can work, play, meet, and enjoy nature.

We know how to make places where everyone is welcome and has what they need – places people are proud to call home. From shops, schools and leisure services through to parks and transport links, we make sure local communities have all the facilities they need to thrive.

In Longniddry, new homes are complemented by a wide variety of local amenities. Nearby, there are award-winning places to eat, a choice of shops, schools and leisure opportunities.

The landowner's vision to create a hub for the village will provide even more facilities for the local community. The plans will see an historic farmhouse and steading, located at the heart of the development, transformed into a café and shops as well as studio and workshop space for local businesses with the potential for employment opportunities.

For explorers and sports enthusiasts, there are miles of coastline and acres of countryside. And for golfers, there is a choice of outstanding courses with breathtaking views, so it is no wonder this area is known as the Golf Coast.



Computer Generated Image – Longniddry Village



**We create homes for
people that they can't
get anywhere else.**




Perfectly placed for the good things in life

As a long-standing community, Longniddry offers a vast range of local amenities. Fast transport links also mean Edinburgh and North Berwick are within easy reach.

New homes are just a short walk away from local shops, a popular café and a welcoming pub. Within a few miles, there are more shops, including many boutiques as well as a Michelin starred restaurant.


If you want to venture further afield, Edinburgh and North Berwick are just along the coast and our new homes are a short walk from Longniddry railway station.

The Longniddry Community Centre, which also houses the village library, is the base for a range of local activities as is the local scout hall.

 Less than 20 minutes by train to Edinburgh.

The village has its own well-regarded primary school and in nearby towns there are secondary schools, including The Compass School and Lorretto School. There is also a good choice of independent schools in Edinburgh, Musselburgh and Haddington.

 10 minute drive to Craigielaw Golf Club, Aberlady.

 Walking distance to local beaches, pubs and amenities.



**A community with all
the right connections**

**A host of amenities are on your
doorstep and Edinburgh is less
than 20 minutes away, with direct
trains from the local station.**

Your new home

We take a different approach to designing and building homes, which you can see in Longniddry. A creative use of architecture combines attractive period features with all the conveniences you need for modern living.

Housing choice in Longniddry is vast. As well as detached and semi-detached houses there are cottages, bungalows, terraces, coach houses and apartments ranging from two bedrooms through to four.

Each home has been designed to reflect the distinctive charm of East Lothian and the coastline's historic villages and towns. Inspired by local architecture, slate and clay pantile roofs feature on all properties as well as timber windows and smooth render with coloured detailing.

We know how important it is for a home to feel welcoming and spacious. That is why all our homes are larger than the average new build. Each property offers plenty of indoor space with generous room sizes that are perfect for relaxation and spending time with family and friends.

Many homes offer good-sized gardens and courtyard areas providing tranquil and private places to relax as well as parking, including car ports and garages. You will also be able to enjoy safe and welcoming public open spaces, which are tastefully landscaped around walkways and cycle paths throughout the village.





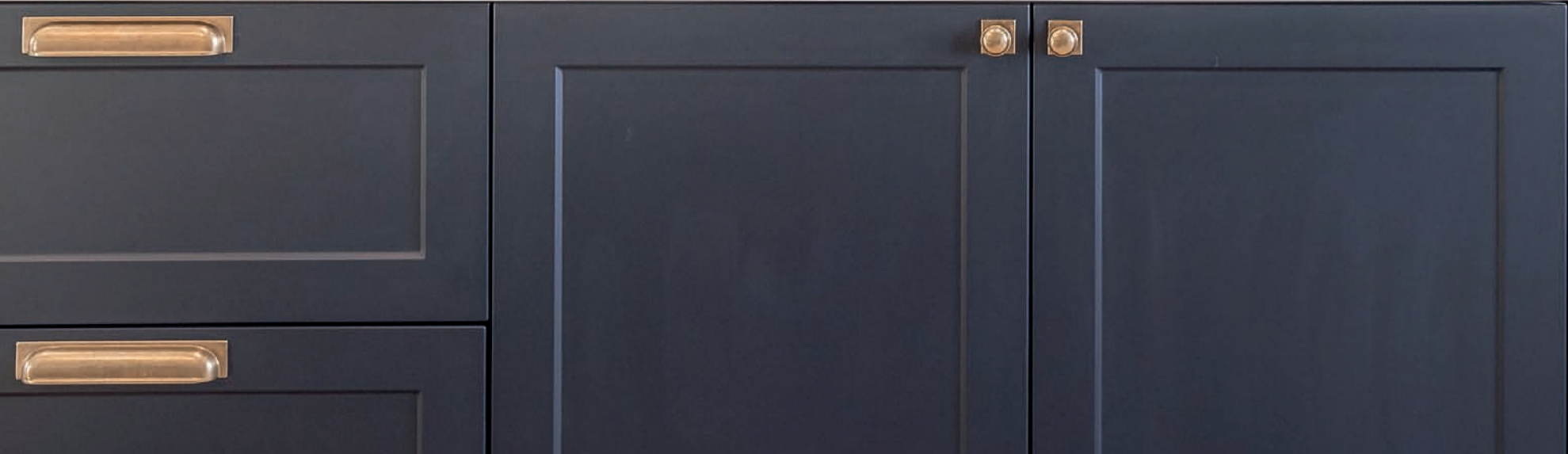
Step inside a Longniddry home and you will find modern country styling at its best. Our trademark architectural style includes period features such as sash and case windows, high ceilings and chimneys.

The same attention to detail is reflected in the beautiful interiors which offer high quality fixtures and fittings. Designer kitchens combine traditional features such as our optional coloured shaker range, Belfast sinks and elegant stone worktops, while the bathrooms are fitted with high-quality tiles and stylish sanitaryware.

Some of the larger homes have a log burning stove as standard providing a beautiful focal point, and a cosy garden room creates the perfect space for working from home or entertaining.

In Longniddry Village, we have homes to buy and homes to rent.

Whether you're a first time buyer or a downsizer, we have homes for everyone. You may be able to rent your home in Longniddry Village if you or your partner are over 55 and on the local housing register. For further details please contact one of our team.



A stunning rural location

With its distinctive coastline, beautiful beaches and dunes, Longniddry has a unique character. With all these outstanding natural features on the doorstep, there is a relaxed pace of life. The village's stunning location and easy access to a number of towns and cities means it is a place offering everything you need.



Longniddry provides the perfect blend of coastal and country living.

As a Longniddry resident, you are perfectly placed to explore the great outdoors and lots of green spaces that could make you happier and healthier. Whether you want to take a walk through the woodland, stroll along the beach, or simply enjoy nature and beautiful views, there are plenty of ways to make the most of Longniddry's unique location.

The area around Longniddry is also world famous for golf with many outstanding courses, including Longniddry Golf Club, which has the closest seaside course to Edinburgh and spectacular sea views from many holes.

For a taste of local history and culture, Gosford House, an imposing neo-classical mansion designed by celebrated Scottish architect Robert Adam, is located just outside the village. Set in 5,000 acres of stunning parkland, it is the perfect place for a long, leisurely stroll. The house has been associated with the Charteris family, the Earls of Wemyss and March, since the late-18th century.



We're an award-winning developer

We build homes and communities where everyone is welcome and can thrive. We listen to people and re-invest in our places to make sure they offer the same quality of life in 10 or 20 years' time as they do now.



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placesforpeople.co.uk/longniddry

