

3 Elcho Terrace Longniddry, EH32 0LA

OFFERS OVER £290,000



drummondmiller



- Rarely available semi detached villa with great versatility
- Large livingroom, conservatory
- Modern fitted kitchen with appliances
- 1 downstairs bedroom, 2 upstairs bedrooms
- Family bathroom
- Gas central heating and double glazing
- Large mature garden with off street parking
- EPC Band D, Council tax band C

Description

This is a rarely available semi detached house with a flexible layout situated in a small cul de sac with communal green within the sought after village of Longniddry. The accommodation, all in excellent decorative order, comprises an entrance vestibule with storage, L-shaped hallway, a large, bright front facing livingroom with French door to the conservatory with French door to the garden, modern fitted kitchen with appliances, a dual aspect downstairs double bedroom and a handy WC. Upstairs there are 2 further generous double bedrooms, one with fitted wardrobes and finally, a family bathroom with wooden panelling and a three piece white suite.





Location

Longniddry offers an excellent quality of life within easy access of Scotland's Capital City. (under 20 minutes by train into Waverley) It is justly famous for its beautiful village centre, excellent beaches and a variety of golf courses and wildlife. Longniddry boasts extensive open parkland with a network of paths linking open spaces and providing excellent opportunities for exercising dogs, yourself or children. There are delightful walks nearby and at the seaside at Longniddry Bents. Longniddry has a GP surgery, library/community centre, tennis courts, extensive playpark and community use football pavilion with cafe, a primary school with an excellent reputation with community access all weather pitch, church and associated community hall, thriving community organizations and clubs, an active bowling club, a Scout hall, pharmacy, Post Office and a variety of local shops, a veterinary practice, and a bank with supermarket facilities being available in Port Seton and Haddington where there is a large Tesco. Edinburgh can be easily accessed by train from Longniddry Station (twenty minutes) and the journey by car is about the same time. There is good local schooling in East Lothian whilst the private Compass school in Haddington is available for primary schooling and further private schooling is available at Loretto in Musselburgh and in the City. A number of private schools have bus services which uplift from Longniddry.

Gardens & Parking

There is a well maintained front garden which is laid to lawn with a wooden deck and hedging to the front. There is off street parking to the front of the property with a paved patio to the side. The mature rear garden is generously proportioned and is mainly laid to lawn with vegetable patches, a wide variety of plants shrubs, trees and a wooden shed.

Extras

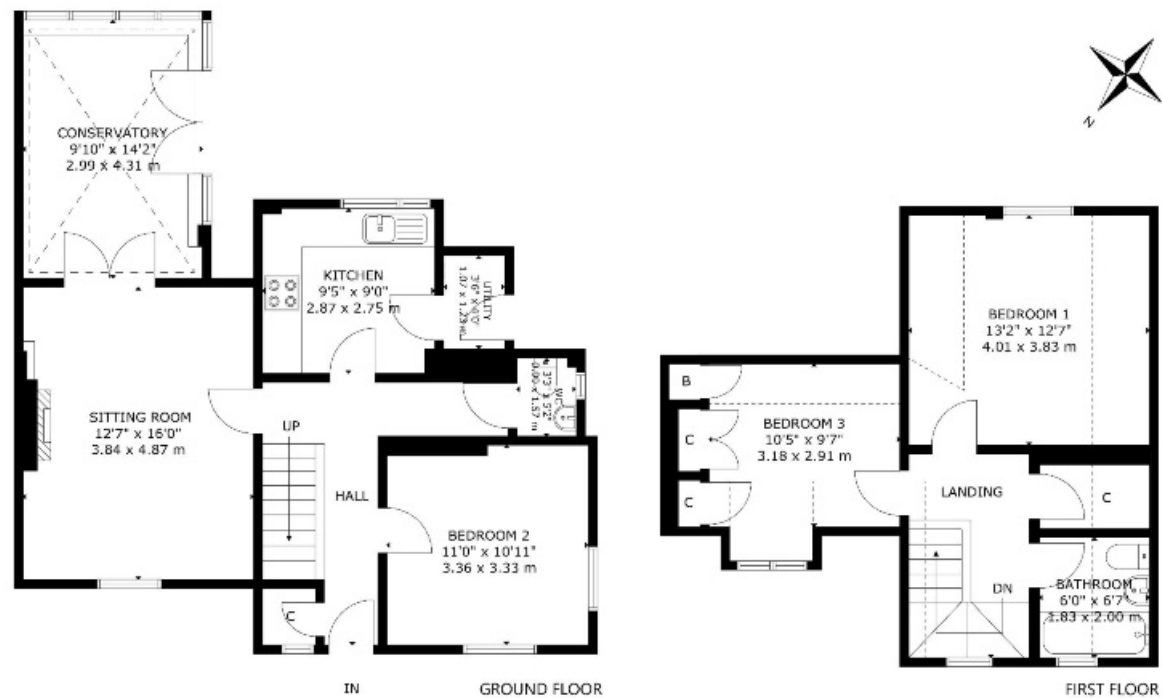
All the fitted floor coverings, integrated electric hob, oven, chimney style cooker hood, fridge/freezer, automatic washing machine and wooden shed are included in the sale price.

Home Report

The property has been valued at £295,000 and the Home Report is available via the ESPC web site.

Viewing

To view telephone Agents 0131 665 3131



3 ELCHO TERRACE, LONGNIDDRY, EH32 0LA
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,175 SQ FT / 110 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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