



Sayonara, 20 Links Road
Longniddry, East Lothian, EH32 0NL

EPC
E

SIMPSON & MARWICK

simpsonmarwick.com

Sayonara, 20 Links Road

Longniddry, East Lothian, EH32 0NL

Charming, well proportioned 3 bedroom detached house with a generous garden and detached garage

- Versatile, well proportioned family accommodation
- Spacious sitting room with dual aspect
- Dining room & bright conservatory
- Kitchen with all appliances
- Principal bedroom with dressing room/study
- Two further double bedrooms
- Two shower rooms
- Delightful, generous garden grounds
- Detached garage & driveway parking
- Gas central heating & double glazing





DESCRIPTION

Located in the popular coastal town of Longniddry, Sayonara is a charming, well proportioned three bedroom detached house peacefully situated within easy reach of a number of good local amenities, the golf course, the train station and the beautiful nearby beaches.

The property offers bright and versatile family accommodation and comprises a welcoming hallway, a particularly spacious sitting room with a dual aspect over the garden and door leading to the conservatory, a dining room opening to the kitchen fitted with a range of units, two double bedrooms and a shower room. A staircase leads to the principal bedroom with a shower room and dressing room/study. The property further benefits from a well established, generously proportioned garden with a summer house, driveway parking and a detached garage.

LOCATION

Longniddry offers an excellent quality of life within easy access of Scotland's Capital City. It is justly famous for its beautiful village centre, excellent beaches and a variety of golf courses and wildlife. A leafy garden village, Longniddry boasts extensive open parkland with a network of paths linking

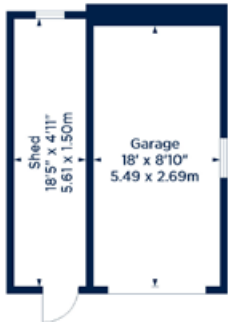
open spaces and providing excellent opportunities for exercising dogs, yourself or children. Outwith the village, there are delightful walks nearby and at the seaside at Longniddry Bents. Longniddry has a GP surgery, library/community centre, tennis courts, extensive playpark and community use football 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. 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.

FIXTURES AND FITTINGS

All fitted carpets, fitted floor coverings, curtains, blinds, light fittings, the gas hob, oven, microwave, fridge/freezer, dishwasher, washing machine, the summer house and greenhouse are included in the sale price. The property is double glazed and has gas central heating.



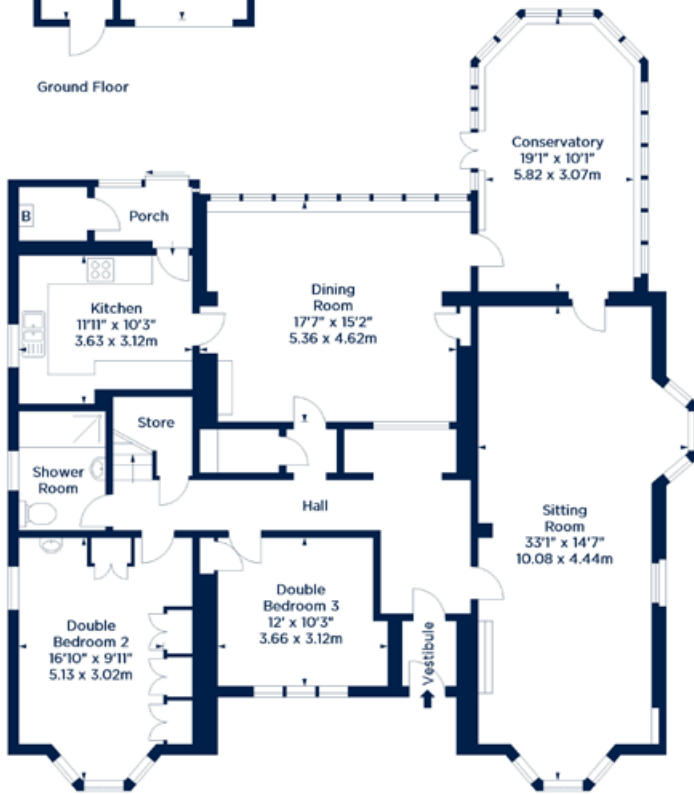
Approx. Gross Internal Area
 2204 Sq Ft - 204.75 Sq M
 Garage, Shed & Summer House
 Approx. Gross Internal Area
 435 Sq Ft - 40.41 Sq M
 For identification only. Not to scale.



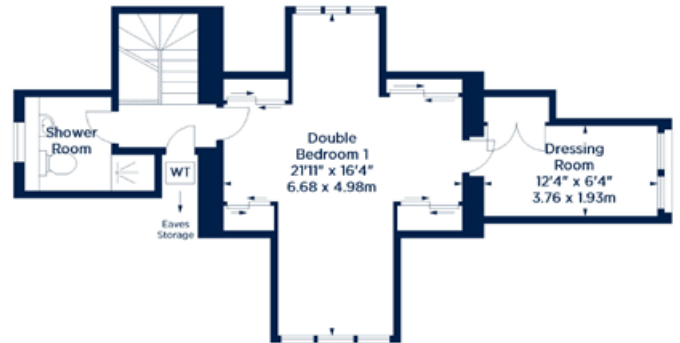
Ground Floor



Ground Floor



Ground Floor



First Floor

SIMPSON & MARWICK

01620 892000

simpsonmarwick.com

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.