

REDWOOD

47 CHARTERIS ROAD, LONGNIDDRY, EAST LoTHIAN, EH32 0NT

Welcome to a substantial detached house that provides large families with an abundance of space in a picturesque coast and country setting. It includes three reception rooms, five bedrooms, a home office, and two bathrooms, and is complete with private gardens and generous private parking.



CULLERTON'S



WELCOME TO CULLERTON'S THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



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A substantial and rarely available detached house with five bedrooms

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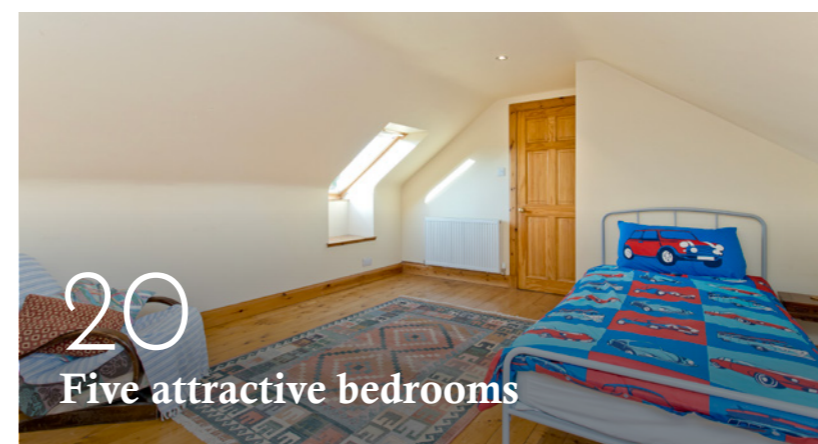
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Property Name

Redwood

Location

Longniddry, East Lothian, EH32 0NT

Approximate total area:
211.8 sq. metres (2279.9 sq. feet)

 - Ground Floor  - First Floor  - Garage



A SOUGHT-AFTER COAST & COUNTRY LIFESTYLE



Redwood is a rarely available detached house with a floorplan covering over 2279 square feet. It has a wealth of living space, and is beautifully presented throughout with a blank canvas of décor – the ideal aesthetic for new buyers. This impressive home also boasts outstanding storage. It meets all the needs of modern families and offers an idyllic village lifestyle in sought-after Longniddry, providing unfettered access to the village's surrounding countryside and beautiful coastline.

GENERAL FEATURES

- A substantial and rarely available detached house
- Offers a village lifestyle by the coast and countryside
- Quiet cul-de-sac setting in sought-after Longniddry
- Generous accommodation that is neutrally decorated
- Home Report value - £585,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Naturally-lit entrance porch welcomes you in
- Reception hall with three built-in cupboards
- Dual-aspect living room with open fireplace
- Versatile snug/sitting room with garden access
- Dining room openly connected to the kitchen
- On-trend Shaker-inspired breakfasting kitchen
- Openly-accessed utility room with garden access
- Naturally-lit landing with adjacent office room
- Four large, light-filled double bedrooms
- One versatile single bedroom/home study
- Built-in wardrobes and a walk-in wardrobe
- Modern three-piece en-suite shower room
- Modern three-piece family bathroom
- Gas central heating and double glazing

EXTERNAL FEATURES

- Enclosed gardens to the front, side, and rear
- Gated driveway and a detached garage

DISCOVER

the space and beauty of Redwood

Set on a leafy green cul-de-sac, the home has a peaceful locale that is instantly inviting. Inside, a naturally-lit porch leads you through to a reception hall with three built-in cupboards. The white décor and oak flooring set the scene for the following accommodation.



THE RECEPTION ROOMS



*Three
charming
reception
rooms*

With lots of space for families, Redwood boasts three dedicated reception areas: a living room, a dining room (openly connected to the kitchen), and a charming snug/sitting room. Each space is neutrally decorated and laid with easy-to-clean flooring, which brings a warm glow to the interiors. The living room, with its large footprint, is perfect for relaxation, especially with its handsome open fireplace creating a cosy environment. This reception area has an engineered wood floor and dual-aspect windows to the southeast and southwest, bathing the space in natural light.



The dining room is laid with varnished wooden floorboards, and is ideal for family meals, whilst the snug/sitting room (with an engineered wood floor) can make a great play area for children as it extends out into the enclosed front garden. Like the living space, it also has a timber-clad ceiling, adding colour and additional textures to the interior design.



A SHAKER-INSPIRED BREAKFASTING KITCHEN

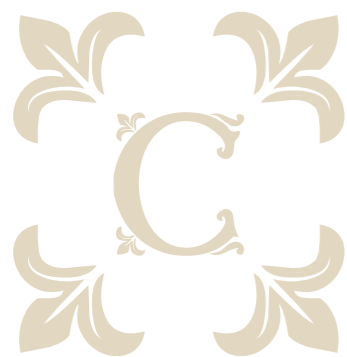


with generous storage

Practical and appealing to the eye, the breakfasting kitchen has a lovely Shaker-inspired design with an on-trend colour palette. It comes with generous cabinet storage and sweeping worksurfaces, which are framed by metro-style splashbacks. It also has dual-aspect windows, including a near full-height window, for a flood of natural light whilst cooking. A gas hob, extractor hood, and raised double oven come integrated, with a freestanding fridge/freezer and a dishwasher also included. An openly accessed utility room provides a washing machine and a tumble dryer before connecting to the rear garden.



FIVE BEDROOMS



with impressive storage

Redwood's five bedrooms are all attractively decorated in light neutral hues that amplify a relaxed ambience. They all come with unrivalled built-in wardrobe storage as well. On the first floor, there is the dual-aspect principal suite, which has additional storage and the luxury of an en-suite shower room. The second bedroom, boasting a walk-in wardrobe, has equally large dimensions and, like the principal suite, it is finished with varnished wooden floorboards. The two remaining double bedrooms and a versatile single/home study are on the ground floor, laid with engineered wooden floors. In addition, there is a private office on the first floor, just off the naturally-lit landing.





A modern family bathroom and en-suite

The ground-floor family bathroom and the first-floor en-suite both enjoy modern fixtures and fittings. The bathroom, presented in white and with dark wood-toned accents, features a hidden-cistern toilet, a storage-set washbasin, and a bathtub. The principal bedroom's en-suite is lightly decorated and finished with white tiles, incorporating a toilet, a washbasin, a towel radiator, and a double shower cubicle.

Ensuring year-round comfort, the property has gas central heating and double-glazed windows.



GARDEN & PARKING



Secure gardens and ample private parking

Redwood is flanked by enclosed gardens to the front and rear, providing secure outdoor spaces for families. The southeast-facing front garden, shielded by a high wall and fence, offers a neat lawn framed by mature planting and a tall tree. Meanwhile, the rear garden is decked for summer dining and it also has excellent privacy as well. In addition, there is a side garden with a discreet drying area. A gated front driveway, laid with monoblock paving, provides private parking for at least two cars, in addition to a detached single garage.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a fridge/freezer, a dishwasher, a washing machine, and a tumble dryer to be included in the sale.





LONGNIDDY, EAST LoTHIAN

The picturesque and peaceful village of Longniddry in East Lothian is popular with commuters heading to Edinburgh thanks to its excellent road and rail transport links to the capital. The village enjoys a wide range of local amenities, including independent shops, a supermarket, traditional pubs, cafes, and restaurants. There are also further amenities available in nearby Haddington and Prestonpans. Longniddry Community Centre, which houses the library, also offers a wide range of arts and leisure activities for the local community. Nursery and primary education are provided locally, with secondary education at Preston Lodge High School

in Prestonpans. Like many coastal locations in East Lothian, Longniddry benefits from an idyllic stretch of coastline. Known as Longniddry Bents, the local beach is also part of the John Muir Way coastal walk. A haven for golfers, Longniddry enjoys a wealth of renowned courses too, including the prestigious Muirfield Golf Club, which is just a short drive away. Furthermore, East Lothian is popular with outdoor enthusiasts, offering excellent cycle routes along quiet back roads that take in the area's many beautiful beaches and historic castles. Edinburgh Waverley station is just over 20 minutes away by rail and 30 minutes by car.

SCHOOLS

State Schools: Longniddry Primary
School, Preston Lodge High School
(in Prestonpans)

Independent Schools: Loretto
School in Musselburgh

CULTURE

Gosford House,
Redhouse Castle,
Wemyss Mausoleum

SHOPPING

A range of local
amenities, including
independent shops and a
supermarket, with further
amenities nearby.

#1

AN EXCLUSIVE VILLAGE
WITH A BEAUTIFUL SETTING
BY THE COAST AND
COUNTRYSIDE

LOCATION



A sought-after East Lothian
village with a picturesque
setting by the countryside
and coast

PARKS

Longniddry Bents,
John Muir Way
coastal walk, Canty
Burn, King's Park
Recreation Grounds

TRANSPORT



Bus – 109, 111, 111A,
124, X5

Train Station –

Longniddry (0.6 mile)

Airport – Edinburgh

International (20.3 miles)



SPORTS

Longniddry Golf
Club, Muirfield
Golf Club, Harelaw
Equestrian Centre,
and Longniddry
Tennis Club

FOOD & DRINK

A selection of
traditional pubs,
cafes, eateries and
restaurants



MARK CULLERTON

THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

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THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud

to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.



CULLERTON'S

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.