

3 THE PADDOCK

SETON MAINS, LONGNIDDRY, EH32 0PG

Welcome to an outstanding four/five-bedroom detached country house that forms part of an exclusive hamlet by Longniddry, offering a highly sought-after country and coastal lifestyle in a truly idyllic setting for families.





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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Property Name

3 The Paddock

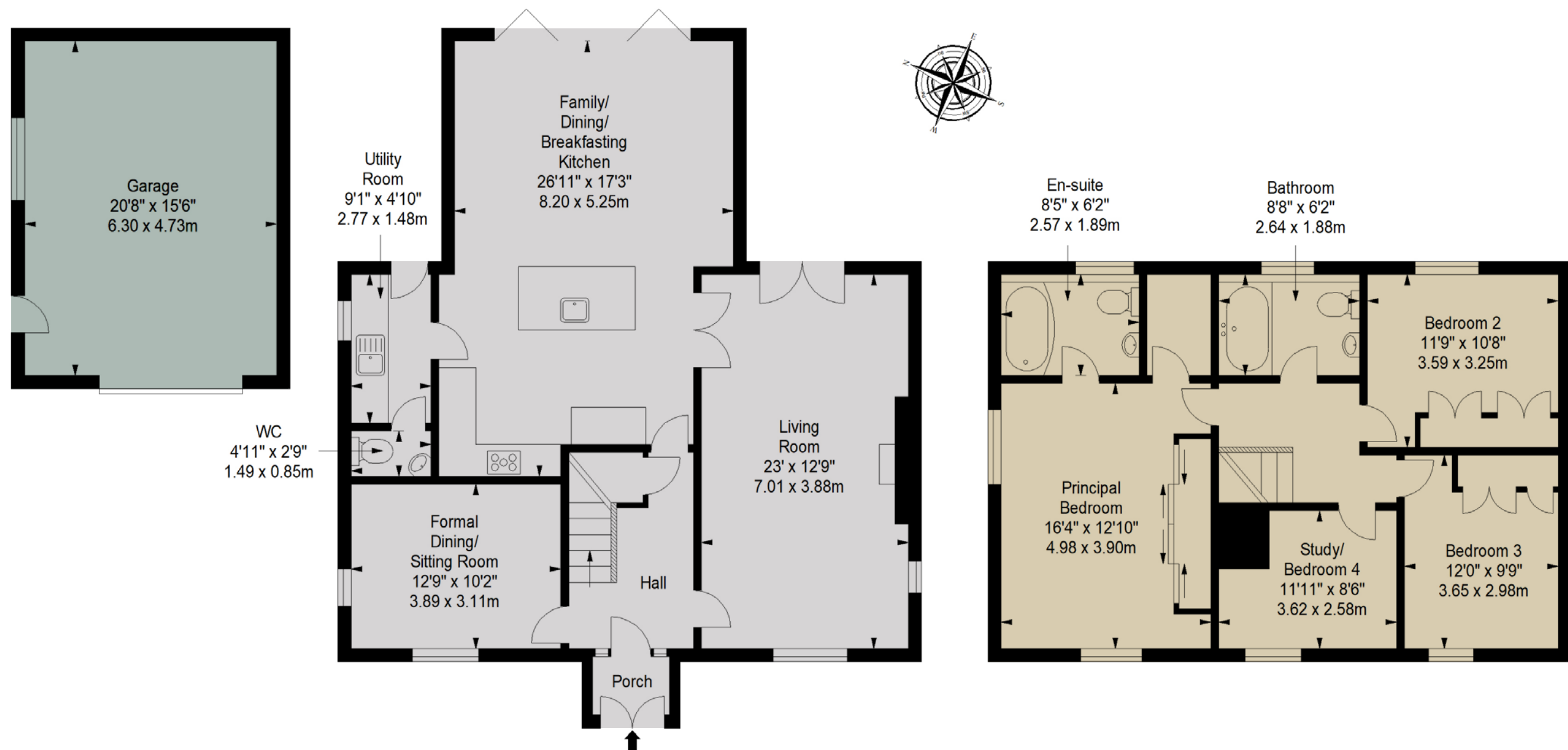
Location

Longniddry, EH32 0PG

Approximate total area:

202.8 sq. metres (2183 sq. feet)

 - Ground Floor  - First Floor  - Garage



STUNNING DETACHED COUNTRY HOUSE



Set on a peaceful no-through road, this executive detached country house is a magnificent four/five-bedroom residence that provides a scenic location, as well as an abundance of space incorporating high-quality modern interiors. The southwest-facing home has been extended to create an impressive kitchen and open-plan reception space, and it further boasts two additional reception areas and three washrooms. It also enjoys excellent storage, extensive private parking, and a family-friendly garden. Surrounded by the countryside, the hamlet affords spectacular views and it is just a short drive from sandy beaches and the adjacent town of Longniddry.

GENERAL FEATURES

- An executive detached country house by Longniddry
- Part of an exclusive hamlet set on a no-through road
- Offers a sought-after country and coastal lifestyle
- An abundance of space and high-quality interiors
- Home Report value - £675,000
- EPC Rating - C

ACCOMMODATION FEATURES

- Entrance porch and hall with understairs storage
- Triple-aspect living room with a log-burning stove
- Stunning breakfasting kitchen/dining/family room with a tall log-burning stove
- Bi-folding doors to the rear garden
- Underfloor heating
- Matching utility room with an adjacent WC
- Formal dining/sitting room/fifth bedroom
- Expansive principal suite with:
 - Dual-aspect windows
 - Generous fitted wardrobes
 - Additional built-in storage
 - 3pc contemporary en-suite shower room
- Two further double bedrooms with built-in wardrobes
- Versatile single bedroom/study/home office
- 3pc family bathroom with overhead rainfall shower
- Gas central heating and double-glazed windows

EXTERNAL FEATURES

- Professionally landscaped gardens to the front and rear
- Multi-car driveway and large detached garage

CAPTIVATING

from the outset



Captivating from the outset, the home has an idyllic leafy green approach, as well as a symmetrical façade and decorative front garden. Stepping inside, you are greeted by a porch leading to a hall with understairs storage. It is instantly evident, the interiors are of an exceptionally high standard.

ELEGANT

reception areas for the family



Decorated in on-trend neutral hues, the living room fosters a relaxed atmosphere that is enhanced by a wall-set log-burning stove for cosy evenings around the fire. The space is generously proportioned too, and bathed in triple-aspect light, including French doors that extend the room out into the rear garden. It is a lovely setup for families. A hardwood floor (found throughout the main ground-floor accommodation) adds the final touch of elegance to this beautiful space.







On the opposite side of the hall is a dual-aspect formal dining/sitting room that provides a charming area for more intimate meals and special occasions. It also grants homeowners additional flexibility, allowing you to use it creatively as you see fit.



THE KITCHEN

A skylight ensures a light-filled ambience, along with bi-folding doors that open the room to the rear garden – perfect for summer cocktail parties. The kitchen itself adds to the charming aesthetic, providing ample cabinet storage and luxurious granite worksurfaces. It is arranged around a central island (doubling as a breakfast bar), and comes complete with ambient mood lighting, metro-style splashbacks, and seamlessly integrated appliances (gas hob, oven, eye-level double oven, fridge/freezer, dishwasher, and wine fridge). A separate utility room matches the style of the kitchen. It also has access to the garden and an adjacent WC for convenience.





*A stunning centrepiece
for entertaining*





Sharing a substantial open-plan layout, the extended breakfasting kitchen, dining and family room is the sociable heart of the home and a stunning centrepiece for entertaining. It can accommodate a large table and chairs, and an L-shaped sofa, all comfortably arranged around a tall log-burning stove.



LOTS OF SPACE

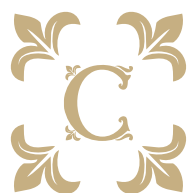


Lots of space, storage, and versatility

The four bedrooms are on the first floor, carefully decorated in crisp white and with plush carpets. The dual-aspect principal suite is an expansive double with generous fitted wardrobes and additional storage. It also boasts a contemporary en-suite shower room with a double walk-in rainfall shower for added luxury. Bedrooms two and three are also doubles with built-in wardrobes, whilst the fourth bedroom is a large and versatile single that could alternatively be used as a study or home office. The formal dining/sitting room on the ground floor could be used as a fifth bedroom as well, which is ideal for family members who require easy accessibility.



EXCELLENT WASHROOM FACILITIES



*3pc family bathroom
with overhead
rainfall shower*

In addition to the WC and en-suite, the property has a quality family bathroom which has neutral décor above tongue-and-groove panelling. It is equipped with a pedestal washbasin, a toilet, and a double-ended bathtub with a handheld shower and an overhead rainfall shower.

For year-round comfort and efficiency, the home has double-glazed windows, gas central heating, and underfloor heating in the open-plan kitchen.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

GARDENS & PARKING

To the rear, there is a professionally landscaped garden that is enclosed for safety. It features neat patio areas, a sweeping manicured lawn, and a large decked area for summer dining. It also enjoys far-reaching views over the surrounding countryside and captures lots of sun. Private parking for several vehicles is assured too, thanks to a multi-car driveway and a large detached garage.



A LARGE GARDEN WITH COUNTRY VIEWS



3 The Paddock

LONGNIDDRY

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 Musselburgh. 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

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

PARKS

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



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.