

# A WILLOW VIEW

MAIN STREET, LONGNIDDRY, EH32 0NE

*Welcome to an exceptional four-bedroom house that offers luxurious interiors, private parking, and a suntrap garden, altogether providing a highly sought-after coast and country lifestyle in the picturesque town of Longniddry.*



  
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.



CorporateLiveWire  
SCOTLAND  
PRESTIGE AWARDS  
ESTATE AGENCY  
OF THE YEAR  
2020-2021



CorporateLiveWire  
SCOTLAND  
PRESTIGE AWARDS  
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OF THE YEAR  
2021-2022



ESTATE AGENCY  
OF THE YEAR  
2021-2022

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*A contemporary, architect-designed house with four double bedrooms*

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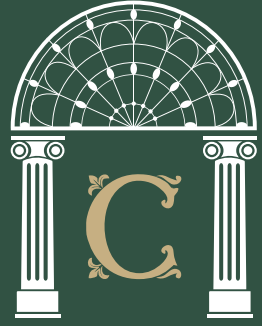
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## Property Name

A Willow View

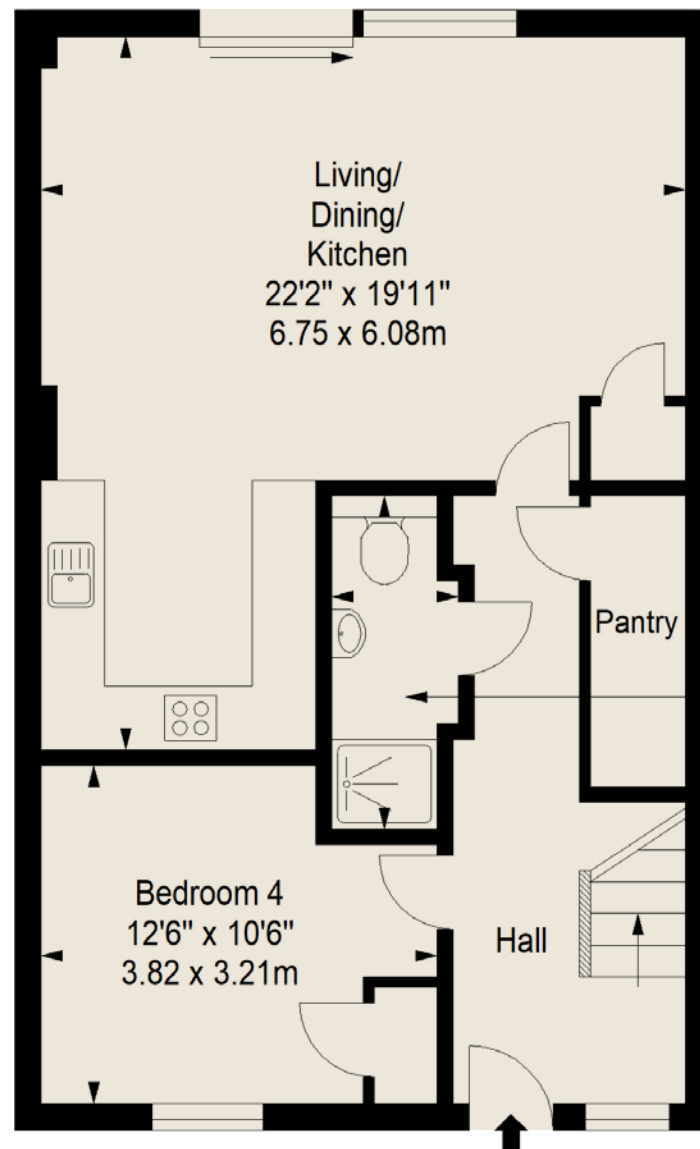
## Location

Longniddry, East Lothian

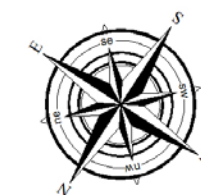
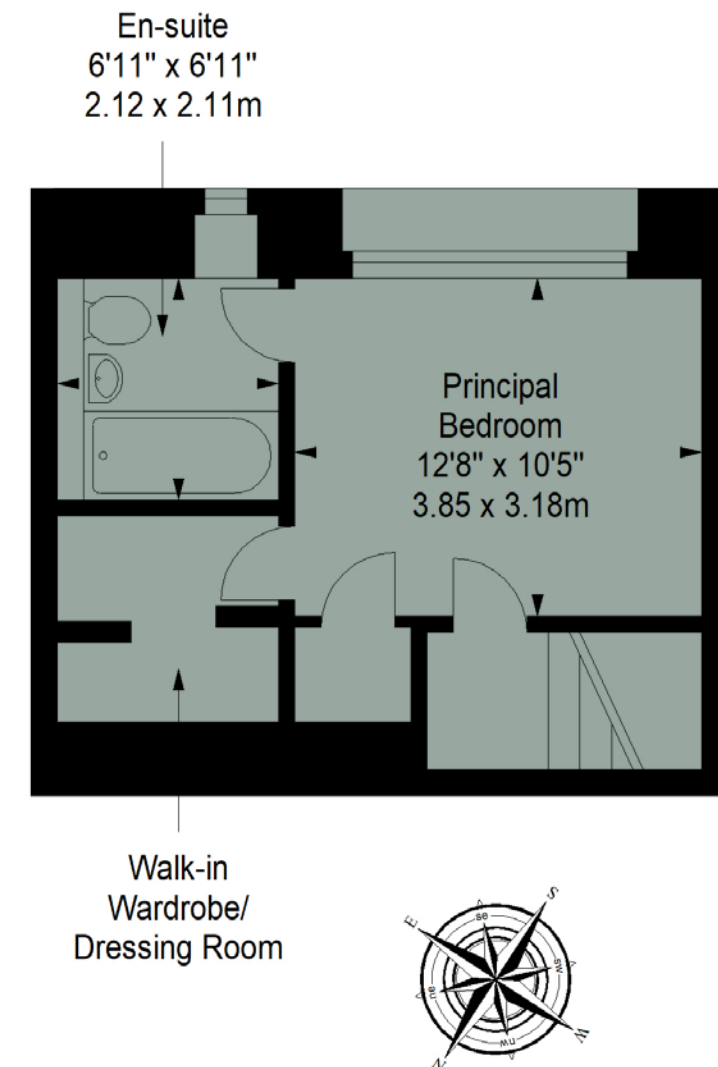
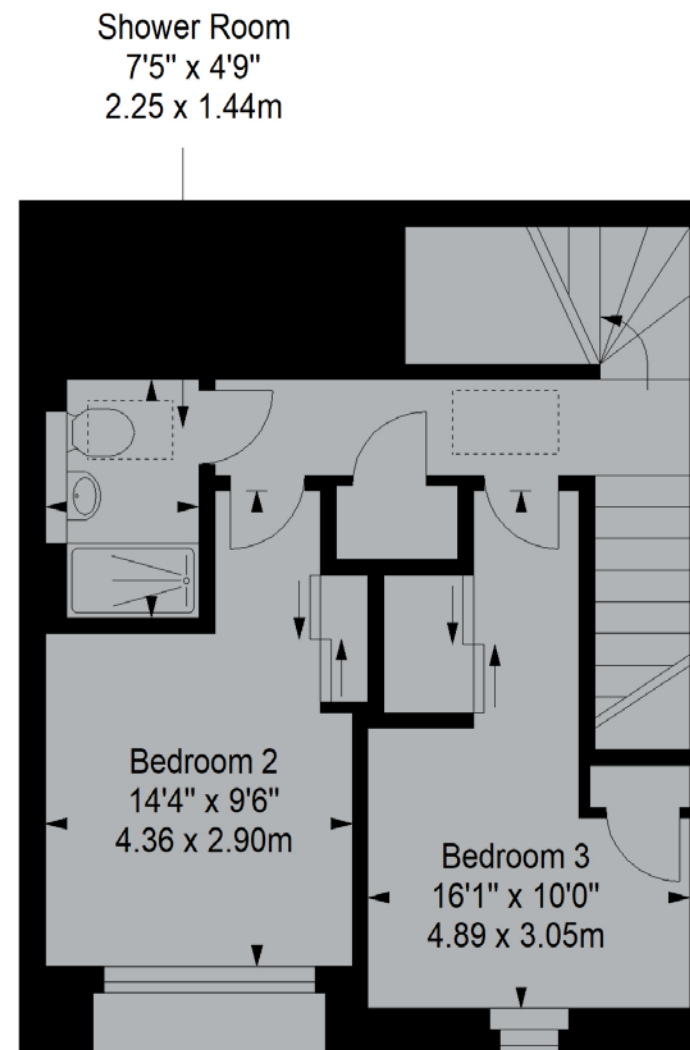
## Approximate total area:

127.0 sq. metres (1367.1 sq. feet)

 - Ground Floor  - First Floor  - Second Floor



Shower Room  
10'3" x 3'11"  
3.13 x 1.19m





# CONTEMPORARY, ARCHITECT-DESIGNED HOME



Arranged over three floors, this outstanding four-bedroom house is a unique architect-designed end-terrace residence that exudes contemporary charm, forming part of a small and exclusive development. It enjoys sophisticated interior design and premium finishings, which includes a high-end kitchen and three bathrooms. The home further boasts sociable open-plan living and a wealth of storage, and it is finished to impressively high standards throughout. It also promises a convenient location in Longniddry, within easy reach of the train station, amenities, and the local school, as well as the surrounding countryside and nearby beaches. It is a fantastic setting for families.

## GENERAL FEATURES

- A contemporary, architect-designed house in Longniddry
- Forms part of a small and exclusive development
- Offers a sought-after coast and country lifestyle
- Sophisticated interiors finished to very high standards
- Home Report value - £450,000
- EPC Rating - B

## ACCOMMODATION FEATURES

- Entrance hall that is bright and welcoming
- Stylish open-plan kitchen/living/dining room
- On-trend kitchen with integrated appliances and a pantry
- Naturally-lit landing with an airing cupboard
- Principal suite with walk-in wardrobe/dressing room
- Three further double bedrooms with built-in wardrobes
- Luxurious en-suite bathroom with three-piece suite
- Two family shower rooms with three-piece suites
- Air source heat pump, double and triple-glazed windows

## EXTERNAL FEATURES

- Landscaped, southeast-facing rear garden
- Two private parking spaces and an EV charger





Upon entering, you are greeted by a welcoming hall that offers a strong first impression. Elegant flooring and refined decor set the tone for the interiors, providing an immediate sense of quality and style.

WELCOME  
*to your stylish new home*



# RECEPTION ROOMS



C



*The embodiment  
of elegance and  
excellence*

Continuing the hall's attractive décor and wood-style floor, the open-plan kitchen, living and dining room is the embodiment of elegance and excellence. It boasts a double-height ceiling adding to the airy ambience and has a large footprint for both comfy lounge furniture and a family-sized table with chairs. Plus, southeast-facing patio doors bring lots of light into the room whilst extending the space out into the garden. It is the perfect arrangement for families.









# THE STYLISH KITCHEN

## *Practical and fashionable*

Neatly zoned in a large nook, the kitchen retains its own space, whilst remaining easily accessible for socialising when cooking. It features modern cabinets at base and wall level, providing lots of storage alongside deluxe Silestone worktops. High-grade appliances come integrated into the space for that desirable sleek finish (induction hob, Siemens oven and microwave, fridge/freezer, dishwasher, and washer/dryer). A generous pantry store just off the hall supplements the kitchen as well.





# *A luxurious principal suite*



Occupying the entire second floor, the principal suite offers the very best, enjoying a walk-in wardrobe and dressing room, additional built-in storage, and a luxurious en-suite bathroom, which provides a private retreat for relaxation and rejuvenation.





# Four double bedrooms



The four double bedrooms continue the sophisticated modern styling, each maintaining the property's exceptional standards. Two additional double bedrooms (that are also softly carpeted) are on the first floor, both with built-in wardrobes. The fourth bedroom is easily accessible on the ground floor, finished with easy-to-maintain flooring and a built-in wardrobe.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.







# THE BATHROOMS

In addition to the en-suite, the house features two family shower rooms equipped with modern fixtures and fittings. Both include a washbasin, a toilet, a towel radiator, and a step-in shower cubicle. Conveniently, one shower room occupies the ground floor, whilst the other is on the first ensuring a bathroom at every level.

For optimal comfort, the property has an air source heat pump, alongside double and triple-glazed windows.

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





# GARDENS & PARKING

*Perfect for summer gatherings  
and quiet reflection*

Step outside to enjoy the beautiful rear garden, which is fully enclosed and thoughtfully landscaped to offer a haven for summer gatherings and quiet reflection. It features a neat patio area and a raised lawn that is complete with a mature tree – perfect for a hammock. A southeast-facing aspect ensures it captures lots of daily sun too. In addition, the property has two private parking spaces and an electric vehicle charger.







# 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

### PARKS

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

### FOOD & DRINK

A selection of traditional pubs, cafes, eateries and restaurants





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.





## 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

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

[WWW.CULLERTONSPROPERTY.CO.UK](http://WWW.CULLERTONSPROPERTY.CO.UK)

[INFO@CULLERTONSPROPERTY.CO.UK](mailto:INFO@CULLERTONSPROPERTY.CO.UK)



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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.