

3 Mill Lane, Longniddry, East Lothian, EH32 0FQ



Description

Fabulous terraced house of immense appeal, commanding an enviable setting on a sought after, unique development with architect designed homes creating an East Lothian village feel with all the conveniences of modern living combined with easy access to local amenities. The property is beautifully presented throughout with light decoration, quality finishes, high ceilings and an appealing layout. Finished to a high specification throughout, benefiting from carefully considered interior specification, which features thoughtful design elements and an acute attention to detail and designed for spacious and flexible living.

- Welcoming reception hallway
- Charming living room with double aspect
- Wonderful open plan kitchen/dining/garden room falling naturally into three defined areas with patio doors leading to the rear garden
- Utility and cloak room/WC
- Spacious and bright upper landing
- Master bedroom with fitted storage and en suite shower room
- Two further bedrooms
- Family bathroom featuring a three-piece white suite with shower over the bath
- Gas central heating and double glazing (including traditional sash and case fittings to the front), ensure optimum comfort and efficiency all year round
- Large sunny south-west facing rear garden laid mainly to lawn
- Garage benefiting from direct access from rear garden

Extras

The fitted floor coverings, blinds, integrated oven, microwave, hob, cooker hood, dishwasher and fridge/freezer are included.

EPC Rating: B



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 has a GP surgery, library/community centre, tennis courts, 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, Scout hall, pharmacy, Post Office and a variety of local shops, and veterinary practice. 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.

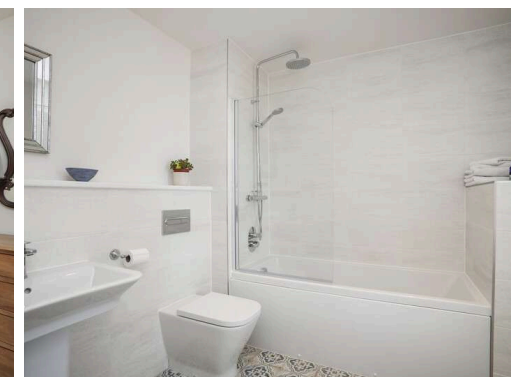
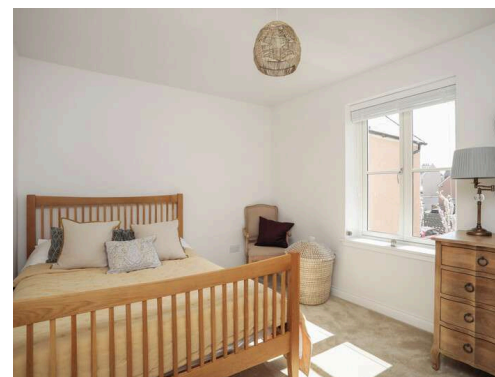
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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