

6 Ballencrieff Mains Farm Cottages, Longniddry, EH32 0PJ



Description

A rarely available semi-detached farm cottage situated in a convenient rural location within easy reach of Aberlady and Longniddry, and within easy commuting distance of Edinburgh City Centre. Situated in one of a row of four farm cottages constructed of sandstone beneath red tiled roofs and offering double storey accommodation which comes with added attraction of a large enclosed garden to the rear.

- Hallway
- Dual-facing living room with wood burning stove
- Well equipped, newly installed kitchen/breakfast room giving access to the rear garden
- Two first floor bedrooms
- Stylish bathroom consisting of a newly fitted three piece white suite having a shower over the bath
- Gas central heating and double glazing
- Generous rear garden plot laid mainly to lawn featuring a timber sun deck and summer house

Additional Information

Planning permission has been granted to add a single storey extension to the rear to enlarge the kitchen along with creating a separate utility and also an upstairs bathroom. East Lothian Council planning reference number: 23/00063/BW

Extras

The blinds, curtains, oven, hob, cooker hood, washing machine, dishwasher and fridge/freezer are included.

EPC Rating: D

Price and Viewing

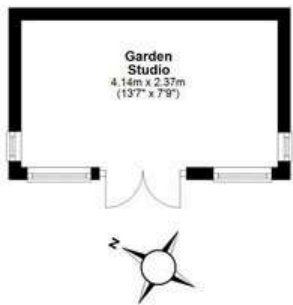
For price and viewing information or further details on this property please contact us on 0131 557 3188.



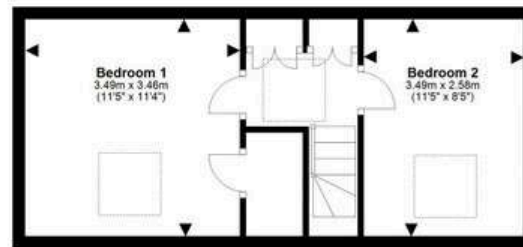
Location

In addition to its truly scenic surroundings, the area offers convenience too, being close to the villages of Aberlady and Longniddry, which are both home to a good selection of local amenities. Aberlady has the Old Aberlady Inn and a Margiotta convenience store. The old Duck Inn, a former award-winning establishment, is also set to reopen under new ownership. Meanwhile, Longniddry offers independent shops, a supermarket, traditional pubs, cafes, and restaurants, as well as a post office, a chemist, and a Community Centre housing a library. It is home to a railway station too, with regular trains to Waverley Station (taking just over 20 minutes). More extensive shopping can be found in nearby North Berwick, which promises a wealth of independent stores, high-street retailers, and supermarkets. Being by the countryside and coastline, the setting of the home will be highly popular with outdoor enthusiasts too. There are lots of idyllic rural walks and excellent cycle routes, set along quiet back roads that take in the area's many beautiful beaches and historic castles. A tranquil afternoon can be spent walking along the John Muir Way or visiting Aberlady Bay. Golfers are well catered to as well, with some of the best courses in East Lothian close to hand. Primary education is provided in Aberlady, with secondary education at the highly-regarded North Berwick High School. Nursery schooling is also available in Aberlady and Gullane. The area is well connected by road links, with Edinburgh city centre reached in roughly 35 minutes by car from the property. Buses from Aberlady and Longniddry connect to the neighbouring towns and villages too, as well as the capital.





Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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