



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**7 SAINT GERMAINS**

Longniddry, East Lothian, EH32 0PQ





This three-bedroom second-floor flat forms part of a stunning B-listed mansion house set within approximately five acres of woodland and gardens. The flat boasts beautifully presented, contemporary interiors, with modern fixtures and fittings and tasteful décor throughout, and it is also accompanied by its own private garden, as well as access to the vast shared grounds. Situated under two miles from Longniddry, Port Seton, the flat enjoys a tranquil setting yet lies within easy reach of nearby amenities.

Extras: Integrated kitchen appliances comprising a cooker, extractor hood, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



## FEATURES

- Second-floor flat within a stunning B-listed mansion house
- Situated close to Longniddry and Port Seton
- Beautifully presented, contemporary interiors
- Secure shared entrance and well-maintained, traditional stairwell
- Welcoming entrance hall with built-in storage
- Exceptionally generous living/dining room with fireplace and log-burning stove
- Well-appointed breakfasting kitchen
- Three generous double bedrooms
- Attractive bathroom with shower-over-bath and towel radiator
- Leafy private garden area
- Access to approx. five acres of woodland and gardens
- Private residents' parking













"THIS THREE-BEDROOM FLAT IS PRESENTED IN A TRUE MOVE-IN CONDITION, WITH STYLISH, CONTEMPORARY INTERIORS."









EPC RATING:

F

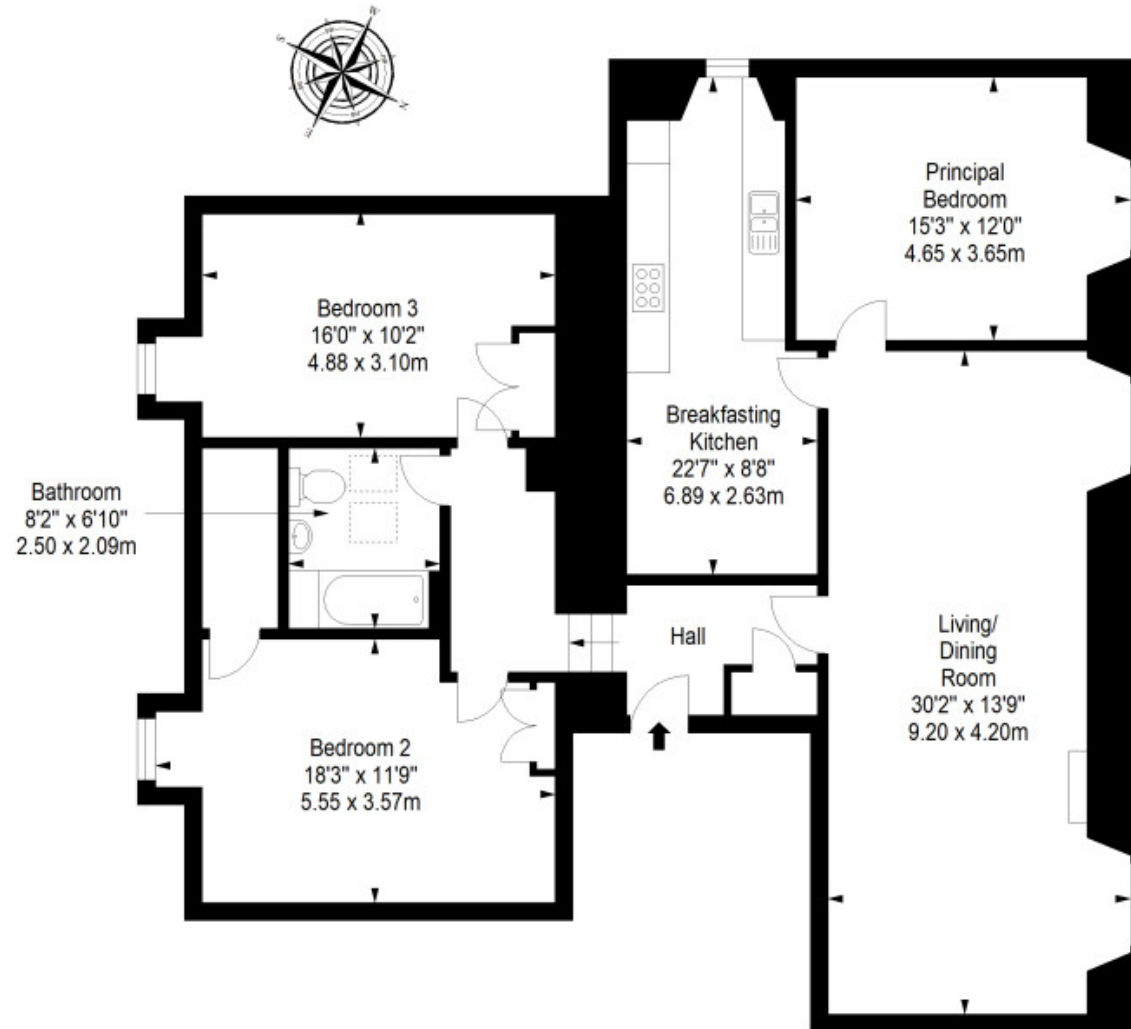
COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 01620 893 481

### Second Floor

Approx. 132.8 sq. metres (1429.5 sq. feet)



Total area: approx. 132.8 sq. metres (1429.5 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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