



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**48 DOUGLAS ROAD**  
Longniddry, East Lothian, EH32 0LJ



Situated in the beautiful East Lothian coastal village of Longniddry, this exclusive four-bedroom detached house is a truly outstanding residence that offers proximity to the countryside and sandy beaches. The southeast-facing home is finished to exceptionally high standards, offering a wealth of accommodation for luxury lifestyles. Furthermore, it has extensive private parking and stunning landscaped gardens.

Inside, a naturally-lit hall with storage provides a wonderful first impression. On the left is the living room. Here, spacious proportions are brightly illuminated by a southeast-facing picture window. A wall-fitted fireplace (with a living flame) frames the room, highlighted by feature wallpaper set against a neutral backdrop and a chic flooring. It is a stylish setting for daily use. From here, pocket doors connect to the adjacent dining room. Finished in statement wallpaper, this additional reception space is ideal for family meals; plus, it opens out into the garden.



## FEATURES

- An exclusive detached house in Longniddry
- Proximity to the coast and countryside
- A wealth of high-end accommodation
- Naturally-lit entrance hall with built-in storage
- Spacious, southeast-facing living room
- Dining room with patio doors to the garden
- Open-plan family room with double-height ceiling
- Contemporary integrated breakfasting kitchen
- Utility room with alternate outdoor access
- Three double bedrooms (two with wardrobes)
- Versatile single bedroom with a wardrobe
- Premium bathroom with a three-piece suite
- Modern three-piece shower room
- Stunning front and rear landscaped gardens
- Multi-car driveway and integral double garage





Next door, the kitchen has a contemporary arrangement, fitted with generous cabinet storage and sweeping worksurfaces. It is a sophisticated look, which is further enhanced by a fitted breakfast bar and seamlessly integrated appliances. The kitchen also shares an impressive open-plan layout with a multi-aspect family room that boasts a double-height ceiling and direct access to the rear garden – it is an outstanding space for entertaining. A separate utility room provides further storage and a quiet space for laundry. Completing the ground floor is a modern three-piece shower room, equipped with a rainfall shower. The four bedrooms are upstairs, maintaining the sharp eye for detail and modern styling. The principal and second bedrooms are both large doubles with built-in wardrobes, whilst the third bedroom is a good-size double, and the fourth bedroom (with a built-in mirrored wardrobe) provides a versatile single space that is currently organised as an office. A premium bathroom completes the accommodation, featuring a storage set washbasin, a hidden-cistern toilet, and a double-ended freestanding bath with a handheld shower. Externally, the home is flanked by spectacular gardens to the front and rear, incorporating large lawns and mature planting. The rear garden is especially impressive, coming fully enclosed and set against a leafy backdrop. It also features a patio for alfresco dining, a summerhouse, and a decked area that can accommodate a hot tub. In addition, private parking is provided via a multi-car driveway and integral double garage, with access to the utility room.

Extras: integrated kitchen appliances to be included in the sale. Please note, no warranties or guarantees shall be provided for any items, as these are left in a sold as seen condition.

---





## LONGNIDDRY

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, and the property is in the North Berwick catchment area. Like many coastal towns 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.

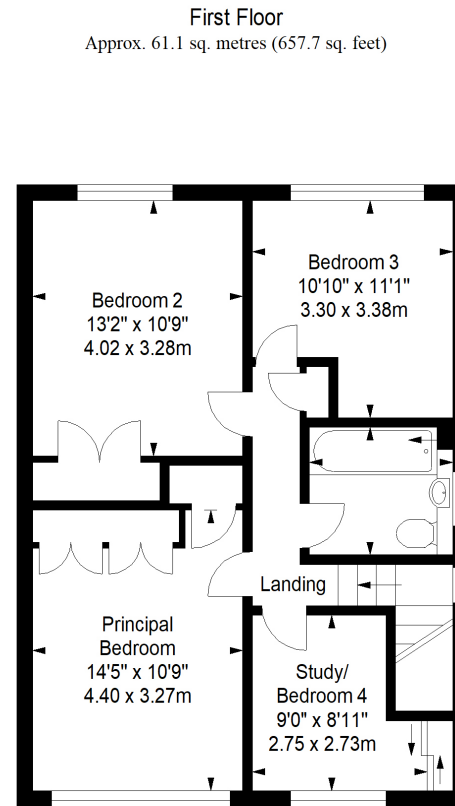
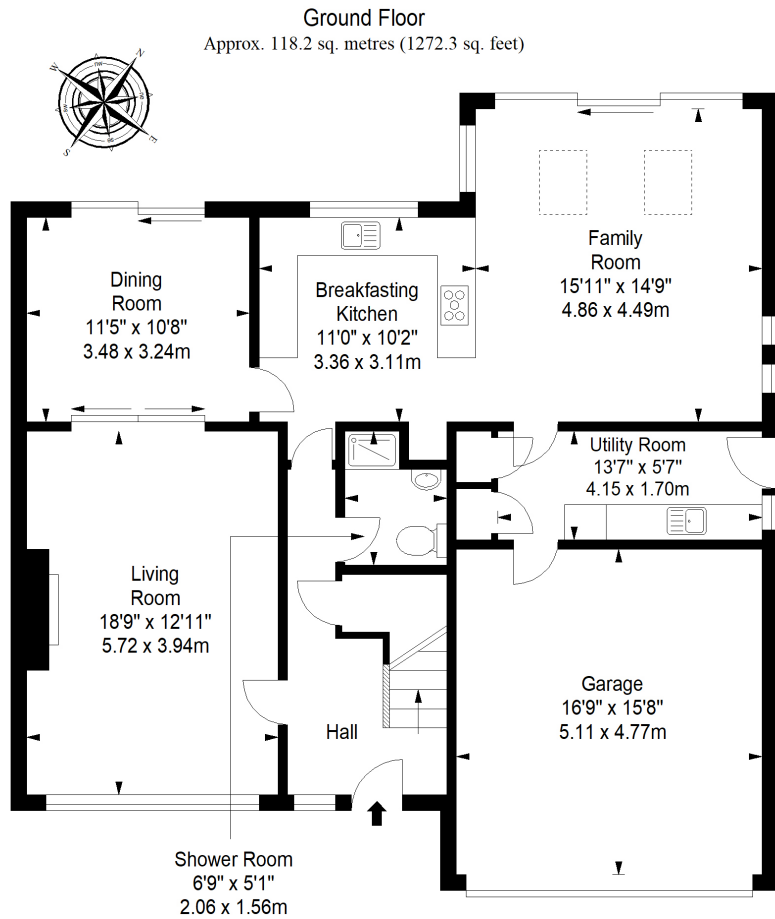
EPC RATING:



COUNCIL TAX BAND:

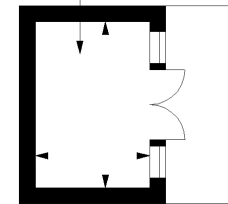


VIEWINGS: by appointment with Gilson Gray on 01620 893 481



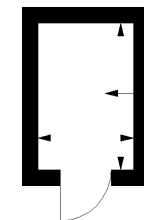
**Sun House**  
Approx. 4.7 sq. metres (50.6 sq. feet)

Summer House  
8'6" x 5'11"  
2.60 x 1.80m



Bathroom  
7'7" x 6'6"  
2.30 x 1.99m

**Shed**  
Approx. 3.5 sq. metres (37.7 sq. feet)



Shed  
7'7" x 4'11"  
2.30 x 1.50m

Total area: approx. 187.5 sq. metres (2018.3 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



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.