





Forming part of an exciting modern development in Longniddry, this stylish three-bedroom mid-terrace house has a highly desirable location. It is set close to the surrounding countryside, and is within easy reach of spectacular beaches, as well as local amenities and bus and rail links for a swift commute into Edinburgh. Furthermore, the southeast-facing home offers attractive modern interiors, which are neutrally decorated and finished to high standards. It features an on-trend kitchen, three washrooms, and excellent storage. Perfect for families, it also has a large garden, which is fully enclosed and landscaped for relaxing in the sun.

Extras: integrated appliances (ceramic hob, concealed extractor, oven, dishwasher, and fridge/freezer), a washing machine, and a tumble dryer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included, as these items are left in a sold as seen condition.



FEATURES

- Spacious and modern mid-terrace house
- Sought-after location in Longniddry village
- Blank canvas of décor throughout
- Entrance vestibule with storage
- Hall with a large built-in cupboard
- Living/dining room with garden access
- Contemporary breakfasting kitchen
- Utility room with an adjacent WC
- Naturally-lit landing with airing cupboard
- Three double bedrooms (two with wardrobes)
- Four-piece en-suite shower room
- Family bathroom with shower over bath
- Private front and rear gardens
- Private driveway and garage
- Solar-panelled roof for added efficiency







"OFFERS PROXIMITY TO EAST
LOTHIAN'S BEAUTIFUL
COUNTRYSIDE AND
COASTLINE; PLUS, IT HAS
PRIVATE PARKING AND A
LARGE GARDEN"





EPC RATING:

B

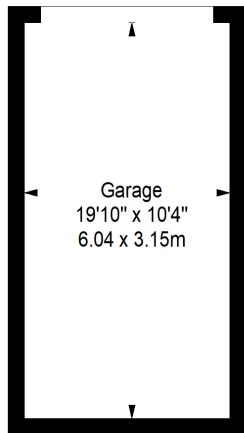
COUNCIL TAX BAND:

F

VIEWINGS: by appointment with Gilson Gray on 01620 893 481

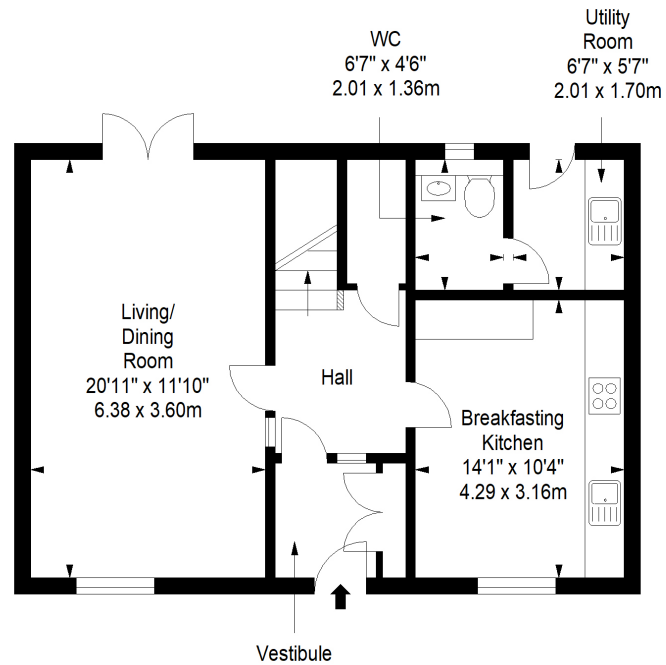
Garage

Approx. 19.1 sq. metres (205.6 sq. feet)



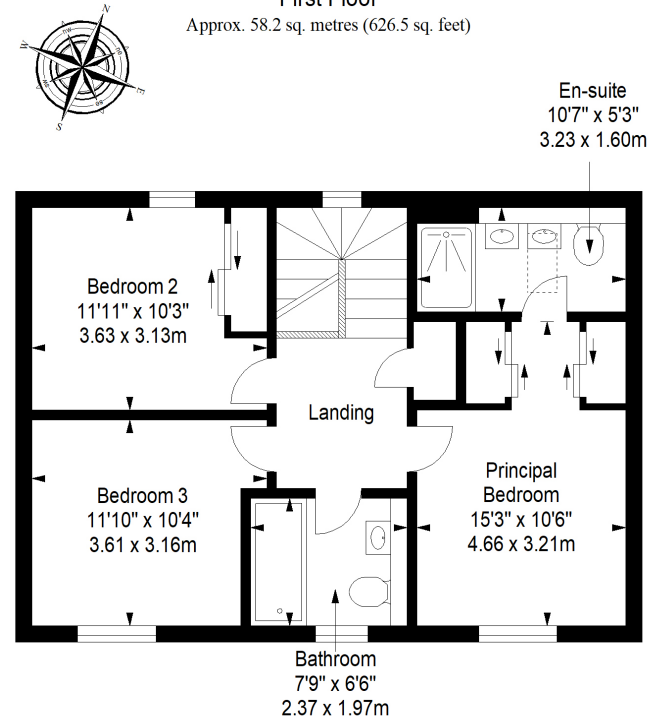
Ground Floor

Approx. 58.2 sq. metres (626.5 sq. feet)



First Floor

Approx. 58.2 sq. metres (626.5 sq. feet)



Total area: approx. 135.5 sq. metres (1458.6 sq. feet)



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BORDERS

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