



GARDEN STIRLING BURNET

93 GLASSEL PARK ROAD
LONGNIDDRY, EAST LOTHIAN, EH32 0TA





Offering an attractive coast and countryside lifestyle, this three-bedroom semi-detached house is an impressive residence in the picturesque village of Longniddry. The southeast-facing home is brought to market in true move-in condition, finished with a blank canvas of décor and with modern fixtures and fittings. It offers a spacious living area, a stylish kitchen and bathroom, a tandem driveway, and a fully-enclosed rear garden. Ideal for a wide demographic of buyers, it is within easy reach of local amenities, the school, bus and rail links, and stunning beaches.

As you enter the home, you are welcomed by a quaint hall that offers a glimpse of the quality interiors to follow. On the left is the southeast-facing living/dining room. Spanning the entire depth of the home, this spacious reception area affords neat zones for lounge furniture and a table and chairs. The room is further enhanced by a neutral palette and a rich wood-effect floor. Plus, it has dual-aspect glazing, including patio doors that flow out to the rear garden for summer entertaining. Sat adjacent, the kitchen has a popular design, equipped with wood-toned cabinets and complementary worktops, which are backed by on-trend splashback tiles. It is an enduring look made complete by seamlessly integrated appliances.

FEATURES

- Semi-detached house in move-in condition
- Part of a sought-after development
- In the coastal village of Longniddry
- Neutral decoration throughout
- Modern fixtures and fittings
- Welcoming entrance hall
- Dual-aspect living/dining room
- Popular kitchen with integrated appliances
- Two spacious double bedrooms
- Versatile single bedroom/office
- Modern three-piece bathroom
- Well-maintained front and rear gardens
- Private driveway with generous parking
- Gas central heating and double glazing





The ground floor is finished by a versatile single bedroom/home office and a modern three-piece bathroom, enveloped in sandy-toned tiles. The two remaining double bedrooms are on the first floor, off a landing with storage. Both rooms are bright and spacious, with the principal bedroom benefitting from built-in wardrobes as well. The property has gas central heating and double glazing for year-round comfort.

Outside, the home is flanked by enclosed gardens that are carefully maintained, both incorporating manicured lawns and established planting. Perfect for families, the rear garden also features a patio for alfresco dining in the sun. A private side driveway provides generous off-street parking as well.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (gas hob, raised double oven and grill, fridge/freezer, dishwasher, and washing machine) to be included in the sale.







Longniddry, East Lothian

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, with secondary education at Preston Lodge High School in Prestonpans.



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.





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**Tel: 01620 825 368
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HOUSE SALES

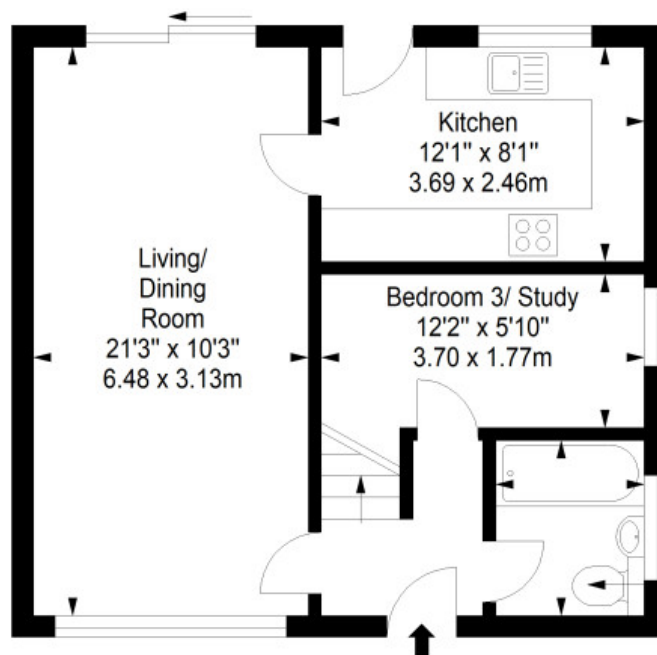
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

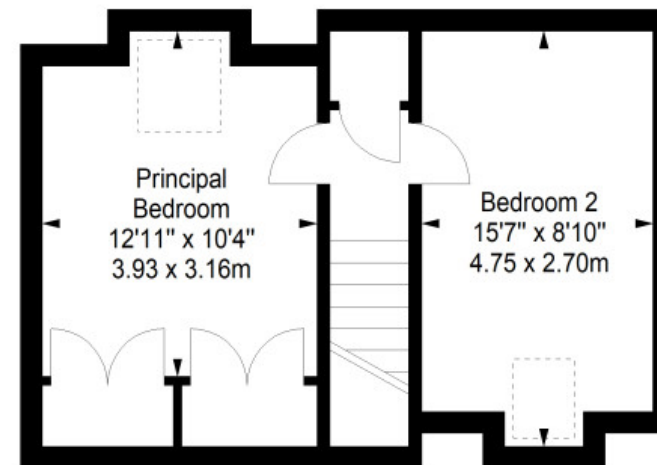
Ground Floor

Approx. 45.5 sq. metres (489.7 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.9 sq. feet)



Bathroom
6'7" x 5'6"
2.00 x 1.68m



Total area: approx. 76.8 sq. metres (826.6 sq. feet)