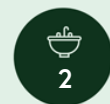




GARDEN STIRLING BURNET

32 DOUGLAS ROAD
LONGNIDDRY, EAST LOTHIAN, EH32 0LJ





This four-bedroom detached house is an expansive residence that offers generous accommodation, as well as a sought-after coastal lifestyle in the picturesque village of Longniddry. It features multiple living areas (including two conservatories), three washrooms, and excellent built-in storage. The property also has private parking for multiple vehicles and a stunning rear garden, which must be seen to be truly appreciated. Stepping inside, you are greeted by a front conservatory that offers the flexibility of use before leading through to a central hall with storage and a WC. In the living room, oversized dual-aspect windows ensure a light-filled ambience throughout the day, whilst a generous footprint accommodates a wide choice of furnishings. Neutral decoration and soft carpeting enhance the space further, along with a focal-point fireplace with storage and display areas. A sizeable dining room provides an additional reception space for family meals and dinner parties. From here, double doors lead into a second conservatory enjoying large dimensions and rear garden access. Meanwhile, the kitchen is generously appointed with cabinet storage and workspace. It comes with an integrated double oven and ceramic hob and room for freestanding appliances. A neighbouring utility room provides further storage and workspace too.

FEATURES

- Large detached house in Longniddry
- Central hall with storage and a WC
- Generous, dual-aspect living room
- Sizeable dining room for family meals
- Two large and versatile conservatories
- Well-appointed kitchen and utility room
- Three double bedrooms with wardrobes
- One versatile single bedroom
- Modern bathroom with overhead shower
- Separate one-piece shower room
- Mature, landscaped front garden
- Stunning, landscaped rear garden
- A shed, a greenhouse, and a summerhouse
- Double driveway and double garage
- Gas central heating and double glazing





The four bedrooms are upstairs off a bright landing with storage. The bedrooms comprise three airy doubles with built-in wardrobes and a versatile single, all lightly decorated and laid with carpets. The property is completed by a fully-tiled bathroom fitted with a modern three-piece suite and overhead shower, and a separate one-piece shower room with a matching design. Gas central heating and double glazing ensure year-round comfort. Outside, the property boasts a mature front garden and a substantial rear garden, both landscaped and carefully maintained. The rear garden further benefits from patio areas and a sweeping lawn, adorned with established planting, in addition, to a shed, a greenhouse, and a summerhouse. A monoblock double driveway and an integrated double garage provide ample private parking. Extras: all fitted floor and window coverings, light fittings, integrated appliances, fridge/freezer, freezer, dishwasher, and washing machine to be included in the sale.
Council Tax Band: G







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.





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington

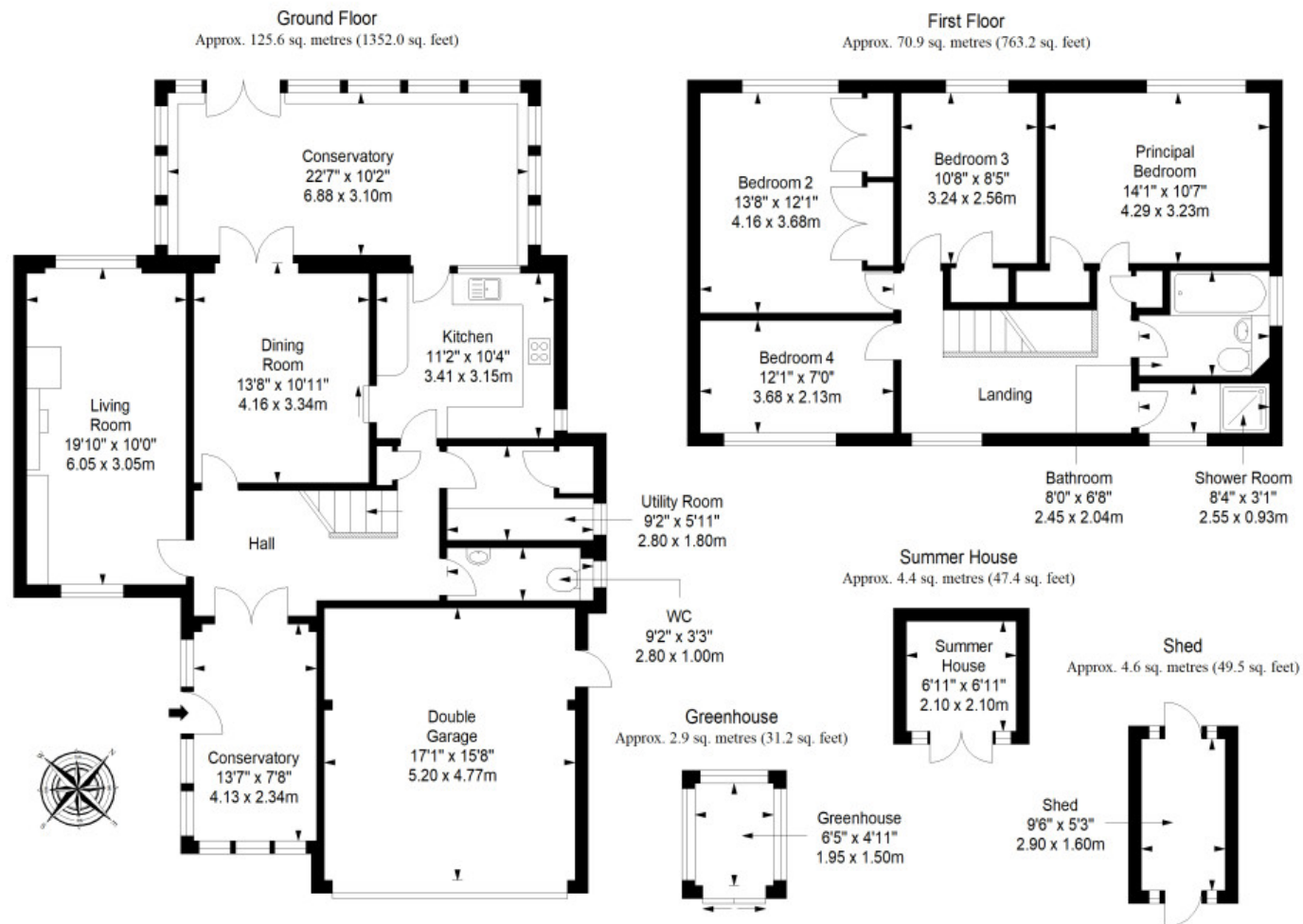


HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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



Total area: approx. 208.4 sq. metres (2243.3 sq. feet)