



GARDEN STIRLING BURNET

2A DOUGLAS ROAD
LONGNIDDRY, EAST LOTHIAN, EH32 0LE



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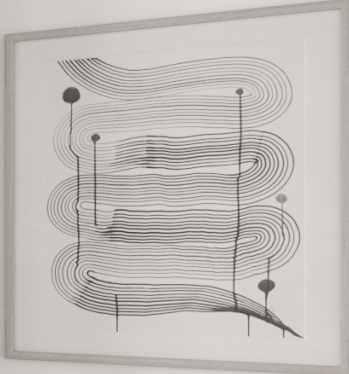
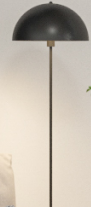


This rarely available three-bedroom detached bungalow is a bright and spacious residence that provides buyers with a blank canvas of décor, as well as ample private parking and stunning wraparound gardens. It forms part of an exclusive neighbourhood, and offers a sought-after coast and country lifestyle in the much sought-after village of Longniddry.

Inside, a hall welcomes you in providing built-in storage before leading directly ahead into the rear-facing living room. Here, a neutral backdrop is paired with snug carpeting and a timber-panelled ceiling, creating a relaxed and inviting environment. The room is well-proportioned and it has dual-aspect glazing, including French doors for a seamless transition to the garden. In the dining kitchen, cream-coloured cabinets are paired with stone-effect worktops, providing ample storage and workspace. There is room for a table and chairs for evening meals and a glazed door also extends the dual-aspect space out into the garden. A range of integrated and freestanding appliances are included (gas cooker, raised oven, microwave, washing machine, tumble dryer, dishwasher and fridge). Meanwhile, the three bedrooms are comprised of two front-facing doubles, with generous built-in wardrobes, and a flexible single with lovely garden views.

FEATURES

- Rarely available detached bungalow
- Offers a coastal lifestyle in Longniddry
- Neutral interior décor throughout
- Welcoming hall with built-in storage
- Living room with French doors to the garden
- Well-appointed kitchen with garden access
- Two double bedrooms with wardrobes
- Flexible single bedroom with garden views
- Charming study area/snug
- Large three-piece shower room
- Landscaped wraparound gardens
- Three sheds, a greenhouse, and a summerhouse
- Private tandem driveway
- Gas central heating and double glazing





There is also a charming study area/snug at the end of the hall, which is the perfect space to sit with a good book. Completing the home is a large three-piece shower room with built-in storage. Gas central heating and double glazing ensure year-round comfort. Outside, the home enjoys beautiful wraparound gardens that are carefully landscaped and maintained. The front garden incorporates colourful mature plants to provide a decorative welcome, whilst the fully-enclosed rear garden features a substantial lawn and patio areas framed by established planting. The rear garden also has a suntrap aspect, and is perfect for families. It comes with three sheds, a greenhouse, and a summerhouse. A tandem driveway offers private parking for at least two cars.

Extras: all fitted floor and window coverings, light fittings, integrated appliances, fridge, washing machine, and tumble dryer to be included. No guarantees are provided and all items are left in a sold as seen condition. Please note, some images have been virtually staged for illustration purposes.







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 Golf Club is positioned only 200 yards from the property. The local coastline has become known as "The Golf Coast" due to the wealth of renowned courses within easy reach, including Muirfield Golf Club, famous for hosting the Open Championship. Longniddry Tennis Club is located virtually opposite the property on Douglas Road. 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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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

