



**14 KING'S PARK, LONGNIDDRY**  
EAST LOTHIAN, EH32 0QL



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This detached four-bedroom, two-bathroom dormer bungalow is quietly situated in the well-connected coastal village of Longniddry, just a mile from its scenic beach and train station. It is a bright and airy family home with flexible interiors, a secure rear garden with a summer house, a south-facing front garden, a generous gated driveway, and a detached double garage.

Behind the front door, a well-lit entrance hall (with additional access from the rear garden) flows into the living room, which benefits from afternoon sunlight, and the bright kitchen, a social hub with a seated dining area.

The kitchen is tastefully appointed with a classical design in neutral tones and is exceptionally well-equipped with ample storage and workspace, along with an integrated electric double oven and hob, and space for a dishwasher, a washing machine, a tumble dryer and a fridge freezer.

Also on the ground floor are two double bedrooms, featuring built-in storage, and a shower room offering convenient access to a WC.

## FEATURES

- Desirable coastal village location
- Bright and airy interiors with usage flexibility
- Detached dormer bungalow
- Naturally-lit entrance hall (with rear garden access)
- Comfortable sun-filled living room
- Bright, well-appointed dining kitchen
- Four double bedrooms (three with storage)
- Ground-floor shower room
- First-floor bathroom with shower-over-bath
- South-facing front garden and secure rear garden with a summer house
- Gated multi-vehicle driveway
- Detached double garage
- Gas central heating, double and triple glazing



Virtually staged by Property Studios







Open-riser stairs from the hall lead up to a sky-lit landing with storage. The landing provides access to the remaining two double bedrooms, with the principal bedroom boasting a fitted wardrobe. A bathroom serves the first-floor bedrooms and is equipped with a shower-over-bath. Both washrooms in the home benefit from natural light and are designed with a modern finish, full tilework, vanity storage, and heated towel rails. Gas central heating, double glazing and some triple glazing ensure the property remains cosy and efficient.

Outside, the attractive gardens face south at the front and are secure at the rear. They feature manicured, bordered lawns and a timber summerhouse in the back garden, which provides a sheltered retreat for relaxation. A gated driveway runs down the side of the property to a detached double garage, resulting in exceptional private parking. Extras: The sale includes all fitted flooring, window blinds, light fixtures, and integral electric double oven and hob. Note: The living room has been virtually staged from actual photographs.











## Longniddry, East Lothian

The picturesque and peaceful village of Longniddry is popular with commuters to Edinburgh owing to its excellent road and rail transport links to the capital. The village enjoys a wide range of local amenities, including independent shops, a small supermarket, traditional pubs, cafes and restaurants, with further amenities available nearby in Musselburgh. Longniddry Community Centre, which houses the library, also offers a wide range of arts and leisure activities for the local community. In terms of schooling, local children attend the village playgroup, which provides pre-school education for infants aged 2-5, followed by primary education at Longniddry Primary School, before moving to nearby Preston Lodge High for secondary education. Like many coastal locations in East Lothian, Longniddry benefits from a stretch of coastline lined with dunes, known as Longniddry Bents. It is a haven for golfers with a wealth of renowned courses, including the prestigious Muirfield Golf Club just a short drive away. East Lothian is also popular with outdoor enthusiasts, with excellent cycle routes along quiet back roads, taking 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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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

