



Crossing Cottage

St Germain's Crossing Cottage, Longniddry, East Lothian, EH32 0PQ

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Property Summary

This two-bedroom detached cottage enjoys a secluded setting, nestled amongst leafy gardens in the East Lothian countryside, yet within easy reach of local everyday shopping, rail links, and the A1. The comfortable single-storey home benefits from excellent storage and interconnected living spaces, plus there is private parking with a driveway and a detached garage.

Extras: All fitted floor and window coverings and light fittings are included in the sale.

Features

- Detached country cottage with homely interiors
- Entrance via a sunny and spacious conservatory
- Southerly-facing living room with garden access
- Modern dining kitchen with a bright utility room
- Two good-sized double bedrooms (reached from an internal hall)
- Principal en-suite WC
- Modern bathroom with shower-over-bath
- Idyllic mature gardens with a dining terrace and a shed
- Private driveway and detached single garage
- Oil fired system and double-glazing
- EPC Rating - E



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“Southerly-facing living room with garden access and a modern dining kitchen with a bright utility room”







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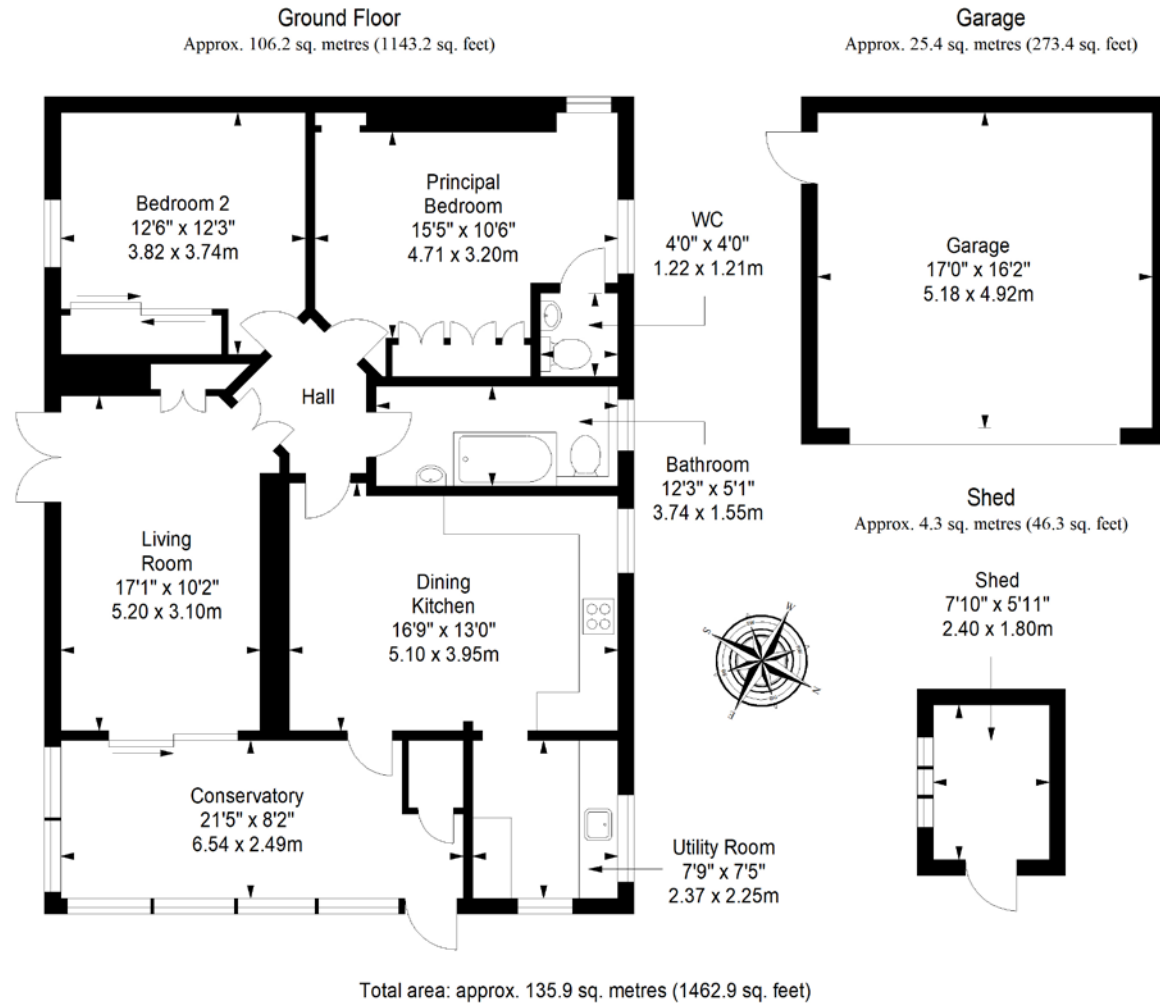
“Two good-sized double bedrooms,
principal en-suite WC & a modern
bathroom with shower-over-bath”







Floorplan



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DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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