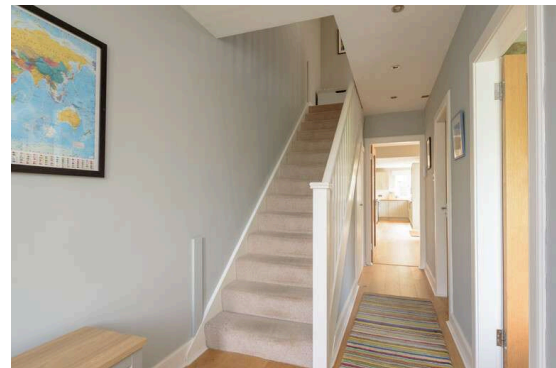


**13 Kings Court
Longniddry EH32 0QP**

Fixed Price £345,000

- Large living/dining area
- Kitchen fitted with a range of floor and wall mounted units, gas hob and oven and integrated appliances
- Two double bedrooms with fitted wardrobes and a single bedroom
- Fully tiled bathroom fitted with three-piece suite and mains shower over the bath
- W.C
- Gas central heating and double glazing
- Gardens to front and rear
- Free-on street parking and single garage



End Terrace

Blair Cadell are delighted to bring to market this beautifully presented end terrace home in sought after Longniddry. With three bedrooms and superb living space, the property would be ideal for a young family and must be viewed.

The accomodation comprises of a lovely dual aspect living/dining area flooded with natural light from full length windows at both the front and rear of the property making it the perfect place for hosting friends and family. A stylish kitchen fitted with a range of floor and wall mounted units, five ring gas hob and double gas oven, integrated appliances and French doors that offer direct access to the garden perfect for summer parties and barbeques. There are two double bedrooms both with fitted wardrobes and a single bedroom. A fully tiled bathroom fitted with a three-piece suite and mains shower over the bath and a W.C on the ground floor. The landing has a large storage cupboard and offers access to a mostly floored attic. There is gas central heating and double glazing throughout for maximum efficiency. An immaculate garden to both front and rear with the back garden featuring a decked area and a useful garden shed with power offering plenty of additional storage space. There is free on-street parking as well as a single garage.

Longniddry is a picturesque village situated in East Lothian, Scotland, approximately 12 miles east of Edinburgh. This charming coastal community boasts a rich history, scenic landscapes, and a strong sense of community, making it an attractive place to live and visit. The village's coastal location provides stunning views of the Firth of Forth and easy access to beautiful sandy beaches, perfect for leisurely walks and outdoor activities. Nature enthusiasts will also appreciate the nearby Longniddry Bents, a series of dunes and nature trails offering a habitat for diverse wildlife and opportunities for birdwatching. Longniddry is well-connected, with its own railway station on the North Berwick Line, providing convenient travel to Edinburgh and beyond. The village infrastructure includes a variety of local amenities such as shops, cafes, and a golf course, catering to the needs of both residents and visitors.

Viewing by appointment on 0131 337 1800

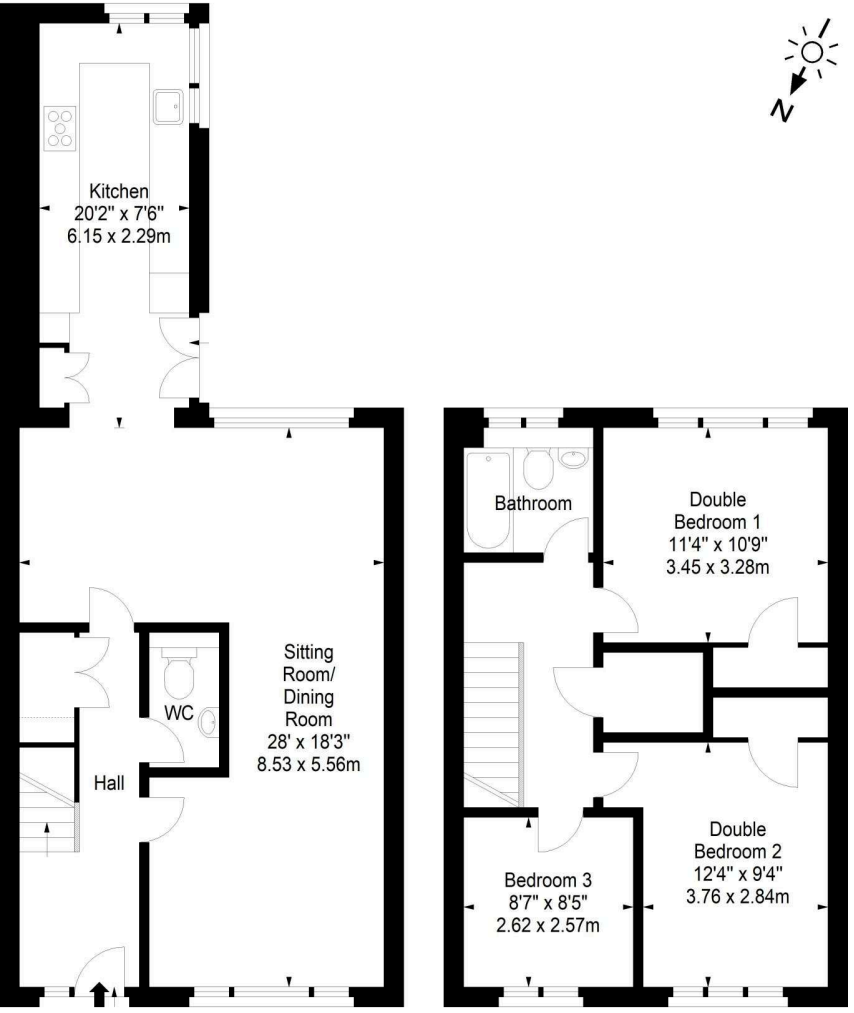




**King's Court,
Longniddry,
East Lothian, EH32 0QP**



Approx. Gross Internal Area
1174 Sq Ft - 109.06 Sq M
Garage
Approx. Gross Internal Area
128 Sq Ft - 11.89 Sq M
For identification only. Not to scale.
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Ground Floor

Ground Floor

First Floor



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