



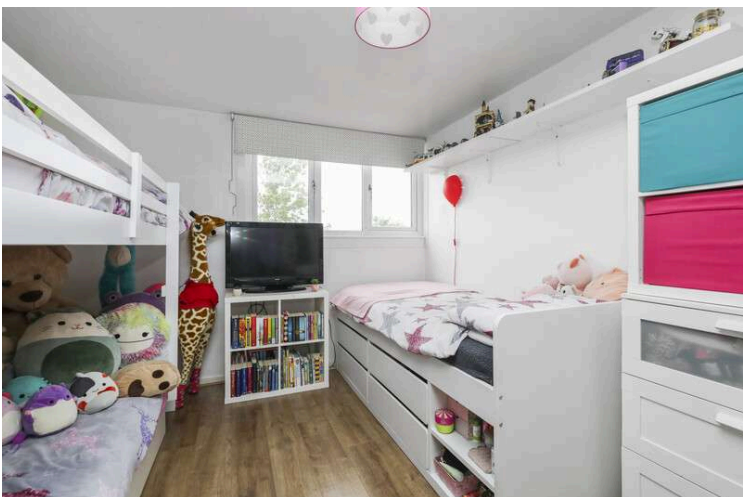
41 Forthview Road, LONGNIDDRY, EH32 0LG

www.mcdougallmcqueen.co.uk



41 Forthview Road presents an exciting opportunity for buyers to acquire this absolutely charming semi detached villa. Suiting many type of buyers from first time buyers, starter family home and down-sizers, this property wont disappoint. The accommodation briefly comprises a welcoming vestibule entrance, hallway with cupboard, beautifully presented lounge with a multi fuel stove giving an attractive and functional focal point to the room. The kitchen is of generous proportions with a good range of upper and lower units, attractive tiling surrounding the worktop area, integrated dishwasher, double upper oven, and space for dining table and chairs. There is a useful large storage cupboard giving a perfect utility area. Modern family bathroom with window giving natural light, shower over bath and glazed shower screen. On the upper level are two double bedrooms with an abundance of storage. There are safe and secure gardens to the front, side and rear giving a perfect play space for children pets and alfresco entertainment. The property further benefits from gas central heating and double glazing.

- Charming semi detached chalet style villa
- Lovely lounge with multi fuel stove
- Spacious kitchen with separate utility area
- 2 double bedrooms and family bathroom
- Gardens to front, side and rear
- Quiet and desirable residential area



Location

Longniddry is a picturesque and peaceful village with a vibrant community and many recreational facilities including a tennis club, community hall, two churches, beach sports, golf courses and open spaces to enjoy with friends and family. Longniddry is popular with commuters heading to Edinburgh thanks to its excellent road and rail transport links to the capital. The village has a well-stocked Co-Op supermarket, veterinary clinic, Post Office, car repair garage, pub and cafes. East Lothian offers an excellent quality of life and is famous for its beautiful villages, excellent beaches and wildlife. There are a variety of golf courses in the area including Craigielaw at Aberlady and Longniddry and Gullane golf courses. Preston Lodge High School is only 3 miles down the road and the property is also within the catchment area for North Berwick High School. Private schooling is available at the Compass School in Haddington and further private schooling at Loretto in Musselburgh or in Edinburgh

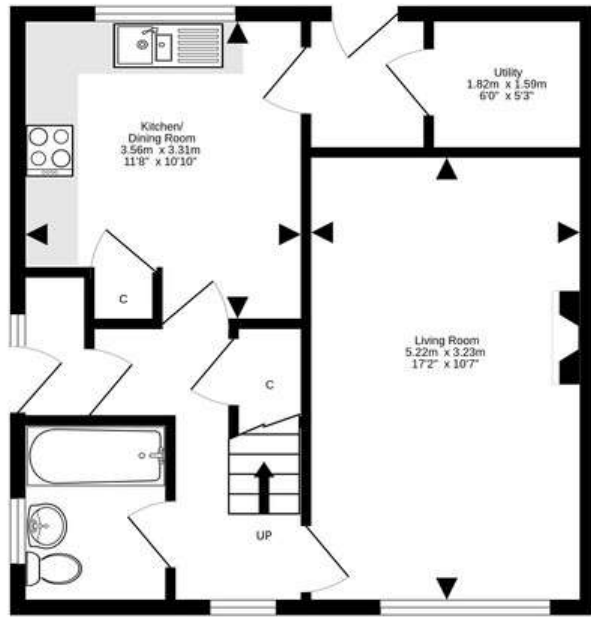
Extras

Included in the sale : fridge freezer and all window coverings (with the exception of the lounge curtains) .

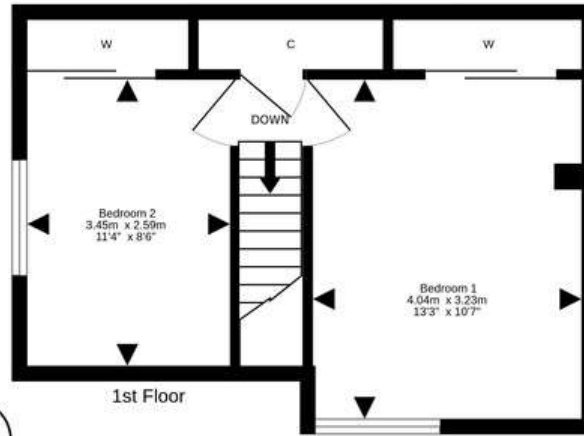
Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - D



Ground Floor



1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

