



29 King's Grove

LONGNIDDRY, EAST LOTHIAN, EH32 0QW

Property
PARIS STEELE

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"This well presented three-bedroom home in the coastal town of Longniddry, boasts a stylish and bright interior."



PROPERTY DESCRIPTION

Peacefully situated in the highly desirable East Lothian village of Longniddry, this well-presented three-bedroom home boasts stylish and bright interiors complemented by front and rear gardens, and a driveway. From a manicured lawn bordering the monoblock driveway, the front door opens into a light and airy hallway adorned with wood-inspired flooring and a calm colour palette. Passing a useful modern WC you arrive at the light-filled carpeted dining sitting room. Featuring a large picture window to the front and elegant French doors opening to the south-facing rear garden, this is a warm and inviting room with a wonderful indoor and outdoor connection and a soft neutral decor. Adjoining is the sizeable and generous kitchen. Boasting garden access, shaker-style wall and floor units in a light oak-effect are complemented by grey-quartz effect worktops and a stylish mosaic tiled splashback. Integrated appliances include a hob, oven, and extractor hood.

Ascending the carpeted staircase, you arrive at three tastefully presented double bedrooms. Each enjoy a soft neutral décor and present a comfortable and relaxing retreat. They benefit from a well-appointed and fully-tiled bathroom equipped with a hidden cistern WC, washbasin built into a wall-hung vanity, bath with wall-mounted shower and a chrome towel radiator. Externally, the south-facing rear garden thoughtfully combines a neat lawn with sandstone paving and a garden shed to provide an idyllic escape.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures and fittings, oven, washing machine and dishwasher to be included in the sale. Curtain poles also (roman blind on landing will be removed).



PROPERTY FEATURES

- α Three-bedroom detached home
- α Light-filled sitting-dining room
- α Three double bedrooms
- α Well-equipped modern kitchen
- α Stylish family
- α Monoblock driveway
- α Front and south-facing rear gardens
- α Double glazing
- α Gas Central Heating
- α EPC D
- α Council tax band F

LONGNIDDRY

Longniddry is an idyllic and highly desirable East Lothian village approx. 14 miles from Edinburgh City Centre.

Residents enjoy an array of local amenities including a popular pub, shop, library, pharmacy, post office, tennis courts, playpark, community hall, and bowling club. Nearby Gullane and North Berwick boast even further retail and dining amenities including a large Aldi and Tesco.

For recreational opportunities you are spoilt for choice with countryside and beach walks, golf at Longniddry Golf Club or on one of the nearby courses including Craigiellaw, Muirfield, and Archerfield. North Berwick has a sports centre with a swimming pool and fitness classes as well as The Marine Hotel with a luxury spa, swimming pool and gym.

There is a well-regarded local primary school, and the property is within the catchment area for North Berwick High School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh with further choices available in Edinburgh.

Longniddry Train Station connect the village swiftly to Edinburgh. Edinburgh's City Centre is approximately a 40-minute drive via the A1.



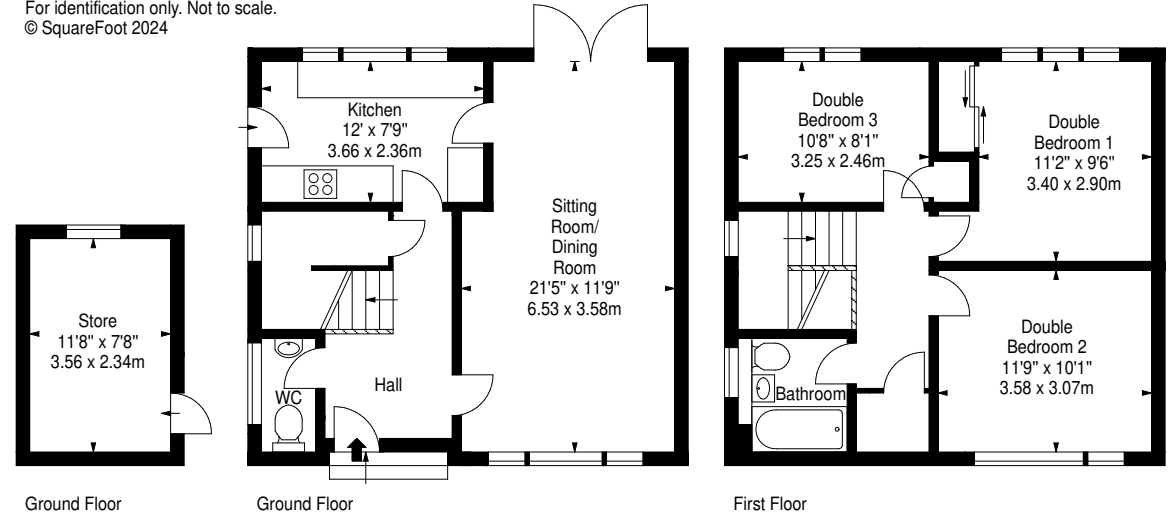
**King's Grove,
Longniddry,
East Lothian, EH32 0QW**



Approx. Gross Internal Area
972 Sq Ft - 90.30 Sq M
Store

Approx. Gross Internal Area
91 Sq Ft - 8.45 Sq M

For identification only. Not to scale.
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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

