

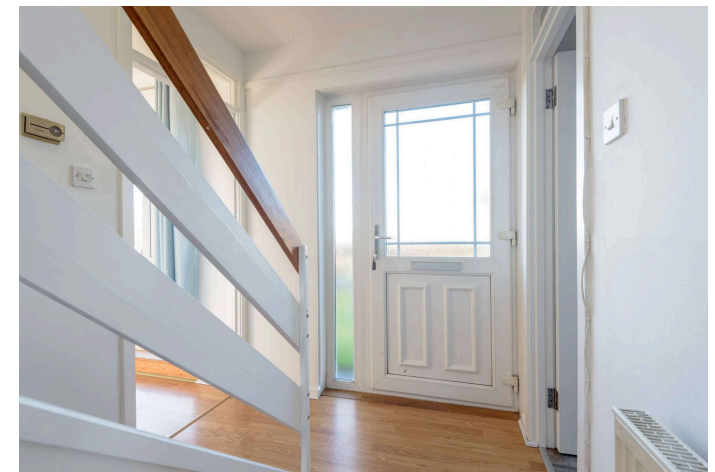


45 King's Avenue

LONGNIDDRY, EH32 0QN

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Situated in the sought-after village of Longniddry, this charming three-bedroom semi-detached home is well-presented throughout. With off-street parking and gardens to the front and rear, it offers an ideal opportunity for a variety of buyers. Set behind hedging and bordering the driveway, the front door opens into a bright and welcoming hallway, leading to a spacious dual-aspect sitting and dining room that spans the length of the property.

Flooded with natural light and offering views of both the front and south-facing rear gardens, this inviting space features wood-inspired flooring and a neutral décor, creating a perfect balance of warmth and openness. Adjacent to the living area, a stylish kitchen provides direct access to the south-facing rear garden. Sleek grey wall and base units are complemented by coordinating worktops, while an integrated gas hob, oven, and extractor hood add to the contemporary design. Across the hall, a well-appointed family bathroom includes a WC, washbasin, and a bath with a wall-mounted shower. Completing

the ground floor layout is a comfortable single bedroom, ideal as a versatile home office. Ascending to the first floor, two generously sized, carpeted, and bright double bedrooms each enjoy garden views.

Externally, the front and south facing rear gardens are perfect for relaxation and entertaining.

Additional information: Common areas / residents costs - Glassel Park Association £90 per annum.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, living room curtains, and the integrated oven, hob, and extractor hood will all be included in the sale. The small rear garden shed is also included.



PROPERTY FEATURES

- Three-bedroom semi-detached home
- Dual-aspect sitting and dining room
- Stylish modern kitchen with rear garden access
- Three bedrooms
- Family bathroom
- Front and rear gardens
- Driveway
- Double Glazing
- Gas Central Heating
- EPC - D
- Council tax band - E
- Tenure - Freehold

LONGNIDDY

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 Craigielaw, 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 Preston Lodge High School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh with further choices available in Edinburgh.

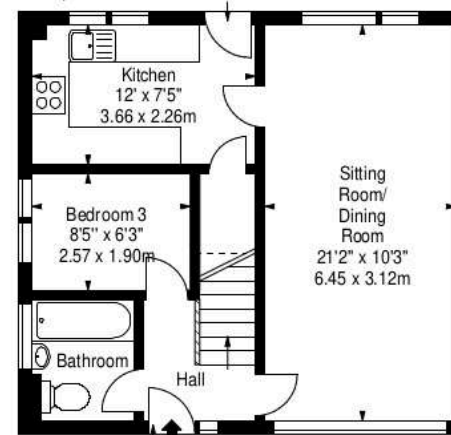
Longniddry Train Station connects the village swiftly to Edinburgh. Edinburgh's City Centre is approximately a 40-minute drive via the A1.



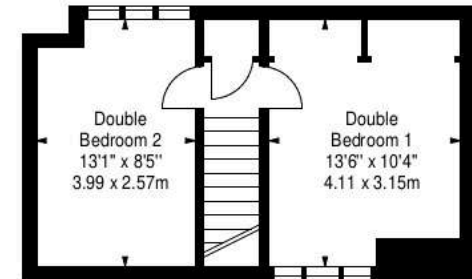
King's Avenue,
Longniddry,
East Lothian, EH32 0QN



Approx. Gross Internal Area
781 Sq Ft - 72.55 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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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 the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.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.

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