



49 King's Avenue

LONGNIDDRY, EH32 0QN

Property  
**PARIS STEELE**

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# PROPERTY DESCRIPTION

Nestled in the desirable village of Longniddry, this charming three-bedroom semi-detached home offers buyers a wonderful lifestyle and is characterised by a generous living space, abundant natural light, and a peaceful, enclosed rear garden. A private driveway flanked by a low-maintenance front garden leads to a detached garage and into an inviting entrance hallway.

To the right, a bright and spacious dual-aspect living and dining room features a large picture window, appealing décor, elegant wooden flooring, and a central decorative fireplace creating a relaxing ambience. Adjoining this is a contemporary kitchen, which flows seamlessly into a south-east-facing conservatory. The kitchen impresses with navy cabinetry, gold-effect hardware, sleek metro tiles, white stone worktops, integrated appliances, and a gas hob, oven, and extractor hood. Offering tranquil garden views as well as access, the conservatory provides the perfect setting for relaxation or entertaining. Returning to the hallway, you'll find a chic monochrome shower

room complete with a hidden cistern WC and a washbasin built into a wall-hung vanity. The single bedroom (currently used as a study) completes the ground floor. Upstairs, two spacious double bedrooms await, one currently styled as a cosy second living room. Outside, the beautifully maintained rear garden features a lush lawn, pretty borders, and a greenhouse.

Additional Information: Glassel Park Association - Common village grounds maintenance. Currently £105 per annum.

# FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, blinds, integrated fridge, freezer, dishwasher, washing machine, extractor hood and freestanding oven will be included in the sale. The greenhouse in the garden will also remain.







## PROPERTY FEATURES

- ❑ Three-bedroom semi-detached home
- ❑ Add information
- ❑ Modern, well equipped kitchen
- ❑ Conservatory
- ❑ Dual-aspect sitting room
- ❑ Three bedrooms
- ❑ Family shower room
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - D
- ❑ Council tax band - E
- ❑ Annual Residents' Association charge - £100

## 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.



Kings Avenue,  
Longniddry,  
East Lothian, EH32 0QN

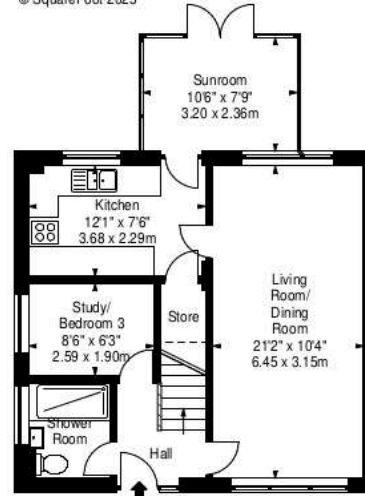
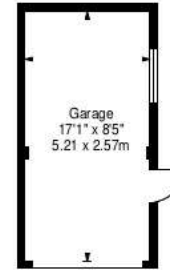


Approx. Gross Internal Area  
916 Sq Ft - 85.10 Sq M

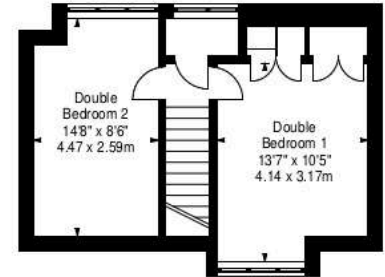
Garage

Approx. Gross Internal Area  
145 Sq Ft - 13.47 Sq M

For identification only. Not to scale.  
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Ground Floor



First Floor

## PARIS STEELE

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Let's Talk

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**PARIS STEELE** Property

### 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](http://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](mailto: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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