



66 Douglas Road

LONGNIDDRY, EH32 0LJ

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Occupying a tranquil setting in the highly sought-after East Lothian village of Longniddry, this immaculate four-bedroom detached home offers beautifully presented interiors, mature front and rear gardens, and a driveway and double garage for ample off-street parking. Privately set back from the road and nestled behind established hedging, this impressive residence is introduced by a lovely south-west-facing front garden that flanks the driveway and entrance hallway. To the right, a spacious sitting room complete the ground floor.

abundant natural light from large picture windows with views across the front and rear gardens. Showcasing wooden flooring, a living flame fireplace, and a striking feature wall, the space is refined and inviting. At the rear, the stylish dining kitchen opens directly to the east-facing garden. Designed with a sophisticated touch, it boasts bespoke white cabinetry with gold-effect hardware, smooth grey worktops, and a natural-toned tiled splashback. High-spec integrated appliances include a gas hob, oven, and extractor hood. A guest WC and a practical utility room complete the ground floor.







An open riser staircase then ascends to a light-filled carpeted landing and four tastefully decorated bedrooms, three generous doubles and a comfortable single currently utilised as a home office. The principal bedroom, with built-in wardrobes and views over the rear garden and the surrounding landscape, is a peaceful retreat. Along with the remaining bedrooms it is served by a shower room and a sleek family bathroom featuring a washbasin built into vanity, a hidden cistern WC, a chrome towel radiator, and a bath with a wall-mounted shower.

Externally, the front and rear gardens are perfect for relaxation and entertaining family and friends. Backing onto an open green, the rear east-facing garden is particularly private, and with quality paving and a lush lawn, is the ideal setting for alfresco gatherings. The property also benefits from an electric charging point.



## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures/ceiling lights (excluding living room), custom fitted window blinds, curtains, integrated 5 burner hob and oven, and dishwasher will be included in the sale.

The fridge-freezer, solid wood dining table and large original painting in the kitchen may be included by separate negotiation.



## PROPERTY FEATURES

- ❑ Four-bedroom detached home
- ❑ Dual aspect sitting room
- ❑ Stylish dining kitchen opening to rear garden
- ❑ Four tastefully decorated bedrooms
- ❑ Family bathroom, shower room, and WC
- ❑ Utility
- ❑ Driveway and double garage
- ❑ Electric car charging point
- ❑ Front and rear gardens
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - D
- ❑ Council tax band - G
- ❑ Tenure - Freehold

## LONGNIDDY

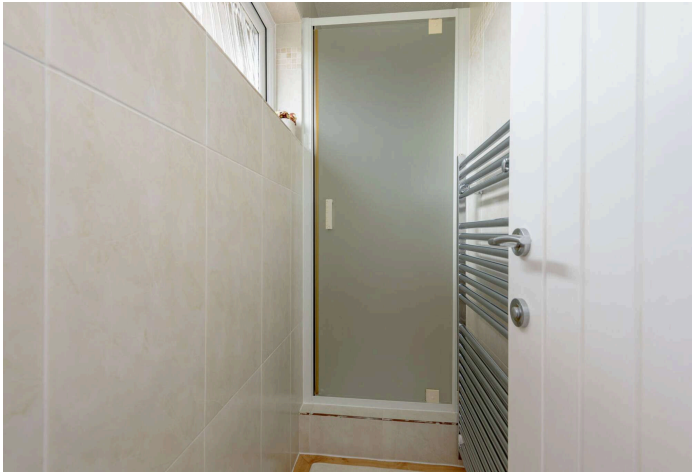
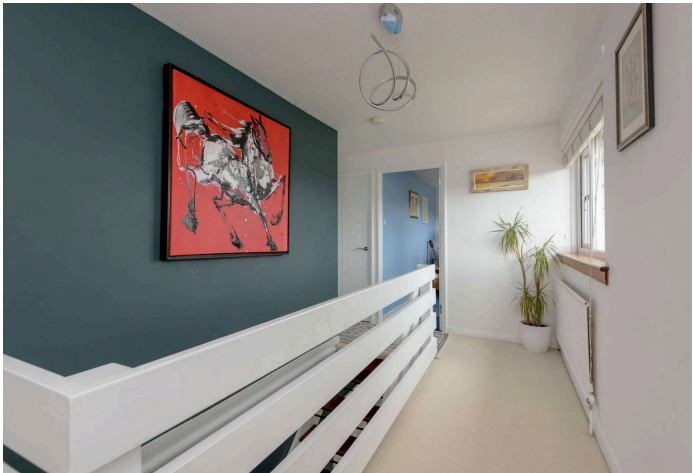
Longniddry is an idyllic and highly desirable East Lothian village approx. 14 miles from Edinburgh City Centre. Residents enjoy an array of local amenities including a popular pub, shop, library, pharmacy, post office, tennis courts, playpark, community hall, and bowling club. Nearby Gullane and North 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 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 is just a 10-minute walk away and connects the village swiftly to Edinburgh. Edinburgh's City Centre is approximately a 40-minute drive via the A1.







Douglas Road,  
Longniddry,  
East Lothian, EH32 0LJ



Approx. Gross Internal Area  
1403 Sq Ft - 130.34 Sq M  
Garage

Approx. Gross Internal Area  
260 Sq Ft - 24.15 Sq M  
For identification only. Not to scale.  
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### Please Note:

- 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.
- The Home Report and more information for this property is available from [www.parissteele.com](http://www.parissteele.com)
- 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.
- 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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