

# Westwood

Longniddry, East Lothian







# Westwood

Kings Road, Longniddry, East Lothian, EH32 0NN

A wonderful family home set within large private gardens with direct access to Longniddry Golf Course.

Gullane 6 miles, Edinburgh City Centre 14½ miles  
(All distances are approximate)

Entrance porch | hallway | sitting room | sun room | W.C. | dining kitchen/ large family room | dining room | utility room

Landing | principal bedroom with ensuite bathroom | bedroom with ensuite dressing room and bathroom  
three further bedrooms | family shower room

Large detached triple garage with floored loft above with a multitude of uses

Private driveway with electric gated entrance and security cameras  
front and rear enclosed gardens including planted borders | mature woodland

Newly instated grey double-glazed Georgian windows throughout

All weather tennis court | greenhouse | front and rear patios | pond

Direct gated access to Longniddry golf course leading to the beach

**About 0.99 acres**



**Edinburgh**

80 Queen Street, Edinburgh  
EH2 4NF

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edinburgh@knightfrank.com

**knightfrank.co.uk**



## Situation

Westwood is situated in a very sought-after position off the King's Road in Longniddry, with direct access onto the golf course/beach and yet only a thirty minute drive from the centre of Edinburgh and 17 min train journey to the heart of Edinburgh. The property is just a short walk from the Main Street, which has a range of services including several shops, cafes, restaurants, library, GP surgery, vet, tennis courts, play park, church, pharmacy together with a Post Office and primary school with an excellent reputation. The nearest supermarkets can be found in Prestonpans (4 miles) and Haddington (7 miles), with a large Co-op in Cockenzie (2 miles).

Private schooling is readily available in the area, including Compass School in Haddington, Loretto School in Musselburgh and a broad selection in Edinburgh.

The wonderful coastline on which Longniddry provides plenty of stunning sandy beaches and historical sites to visit nearby. Longniddry Bents extends for 3km and offers a combination of coastal grassland, rocky and sandy shore and is particularly popular with kite surfing. It also lies on the John Muir Way, a long distance footpath that follows round the coast to the picturesque village of Aberlady and continues all the way to Dunbar. The Archerfield Estate is

9 miles away and provides luxury accommodation, a walled garden farm shop, restaurant, spa and two golf courses. The attractive seaside towns of Gullane (6 miles) and North Berwick (11 miles) are a short drive away.

The area is synonymous with golfing excellence. Longniddry golf course can be accessed directly from a gate at the bottom of the garden and Craigiellaw golf course is just 3 miles away at Aberlady. Gullane boasts the Open Championship course at Muirfield together with three further courses, including the championship No. 1 course, host to the Scottish Open and Ladies' Scottish Open on numerous occasions. A true golfer's paradise, there are 21 courses within a 20-minute drive, including Archerfield (two courses), Luffness, Kilspindie and North Berwick (two courses). As well as golf, there is plenty on offer in the surrounding area for the outdoor enthusiast including tennis, lawn bowls, walking, bird watching, yachting, wind-surfing kite surfing, sea fishing and paddle-boarding.

For commuters, there is a fast, regular train service to Edinburgh Waverley from Longniddry with a journey time of under 20 minutes. The A1 provides a swift dual-carriageway link to Edinburgh city centre and the south. Edinburgh airport (23 miles away via the A720 city bypass) provides regular flights to a range of UK, European and International destinations.

## Summary

Westwood House is understood to have been built in 1928 as part of the Wemyss Estate. Set in large private grounds, the house is constructed of stone, harled and painted white beneath a pitched tiled roof. The current owners have fully renovated the property including adding a two storey contemporary extension creating a larger open plan dining kitchen space on the ground floor together with a wonderful new principal bedroom suite above with super views over the gardens, and golf course beyond. Westwood comprises of three principal reception rooms, five bedrooms (two ensuite) and a further shower room.





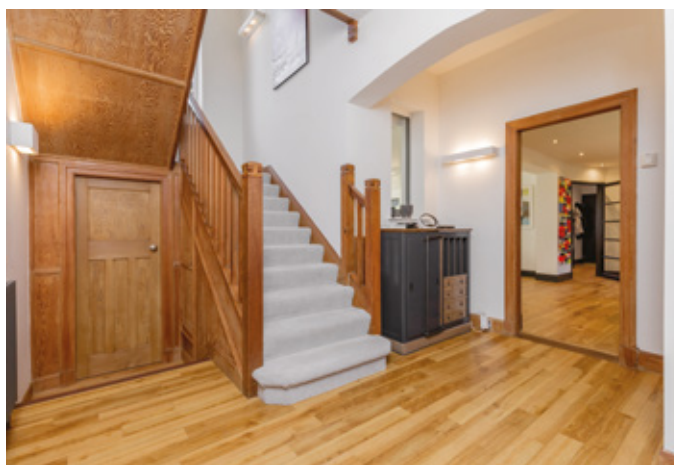




Adjacent to the house there is a large detached triple garage with a large floored loft above which would lend itself as an office or studio. The grounds at Westwood are a real feature with plenty of privacy. They include an all-weather tennis court, formal lawns, greenhouse, pond, two patios and mature woodland on the boundary. Westwood offers a wonderful family home that has been comprehensively refurbished to a high standard, situated in private grounds with direct access onto the golf course and coastline.

## Westwood

Westwood is situated in a private setting within Longniddry close to the golf course and only a short walk from the main street. Understood to date back to 1928, Westwood is set back from the main road and approached via electric gates with a private driveway that sweeps round and terminates in a large gravel parking area to the front. The property has many features throughout including the recently refitted German Leicht kitchen with wolf ovens and hob that opens out to the contemporary open plan large living room complete with oak flooring and large floor to ceiling windows and doors opening out to a patio area and gardens beyond. There is a separate sitting room with wood burning stove and large windows overlooking the wonderful gardens. Beyond the sitting room is the large stunning sun room which has floor to window glass made with grey metal frames which was added in 2017, with super views over the gardens complete with underfloor heating, oak flooring and doors leading out to a private patio. Ideal for morning coffee forming part of the extension, the new principal suite on the first floor comprises of a dressing area and beautiful bathroom which opens out to the bedroom with floor to ceiling gable windows to take in the superb views over the gardens, woodland and golf course beyond. There is an additional bedroom which includes a separate dressing room and ensuite with roll top bath.









Benefitting from double and triple glazing through and mains gas central heating, the accommodation comprises –

**Ground floor:** entrance hall, hallway, dining room/study, dining kitchen, living room, utility room, sitting room (with wood burner) and sun room.

**First floor:** landing, principal bedroom with ensuite bathroom, bedroom with ensuite dressing room and bathroom, three further bedrooms and shower room.











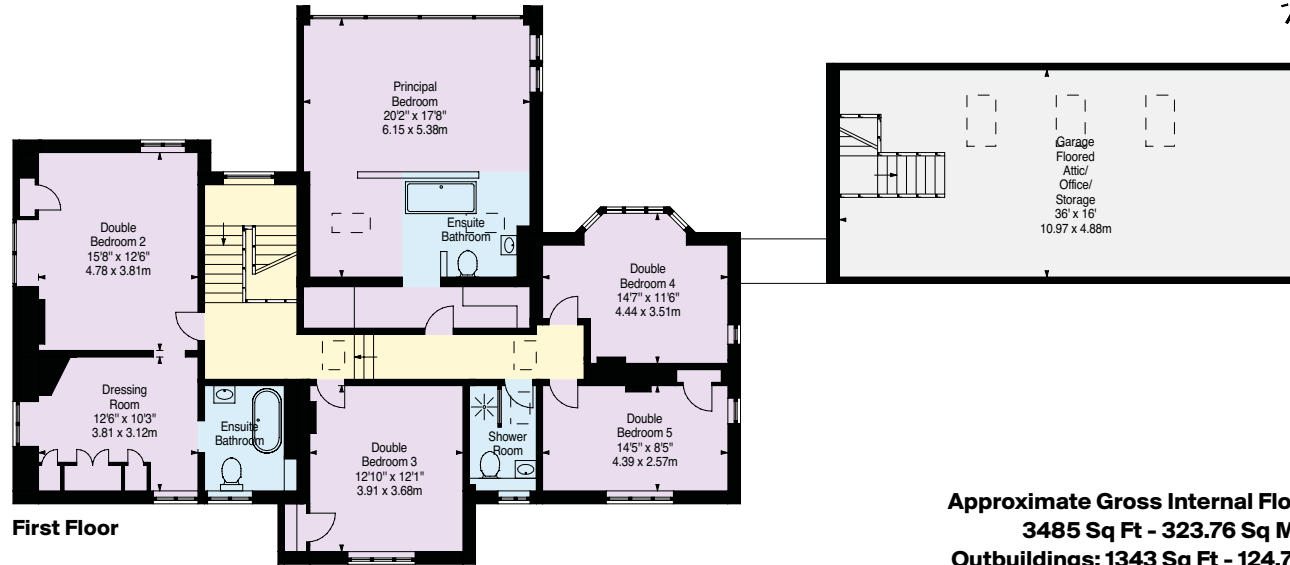






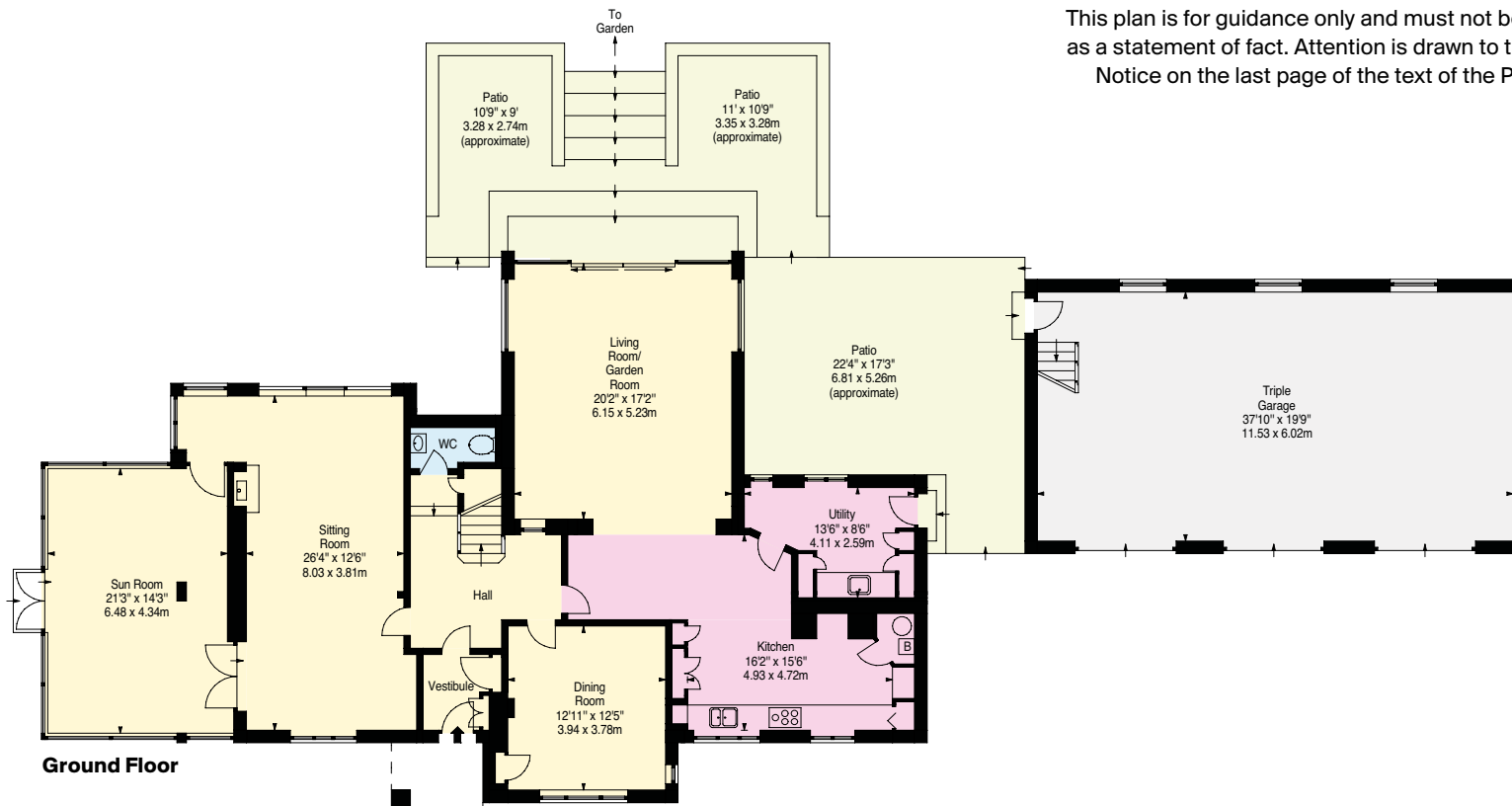


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Approximate Gross Internal Floor Area**  
**3485 Sq Ft - 323.76 Sq M**  
**Outbuildings: 1343 Sq Ft - 124.76 Sq M**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.





## Gardens and Outbuildings

To the side of the house there is a detached triple garage of traditional construction with three swing over doors (11.53m x 6.02). Stairs lead up to a floored attic room with three velux windows which could be used as an office or studio

Doors lead out from the sitting room to a raised stone patio area above the formal gardens. This includes a large lawn with planted borders and mature woodland. There is also an all-weather tennis court. To the side of the house there is a greenhouse. To the front of the house, there is a patio area outside the sun room with an attractive pond. There is a front lawn to the side of the driveway with mature trees, planted borders and hedging providing plenty of privacy.

The policies extend to about 0.99 acres.

## Directions

On entering Longniddry coming from Edinburgh, turn left onto the Dean road. Continue for just 0.5 miles and turn right onto King's Avenue. Follow the road to the T-junction with Kinds Road. Turn left and immediately right at the entrance gates to Westwood.

## WHAT3WORDS

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## Residential Schedule

Property	Occupancy	Services	Council Tax	EPC Rating
Westwood	Owner occupied	Gas central heating, mains water supply and mains drainage	H	D



















## Solicitors

Lindsays Solicitors  
19A Canning Street  
Edinburgh  
EH3 8HE  
Email: [VhariSelfridge@lindsays.co.uk](mailto:VhariSelfridge@lindsays.co.uk)

## Entry

Entry is available by arrangement with the Seller.

## Household Contents

The fitted carpets and curtains are included in the sale. Additional items of furniture may be available by separate negotiation.

## Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel 0131 222 9600).

## Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

## Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank / funding source,

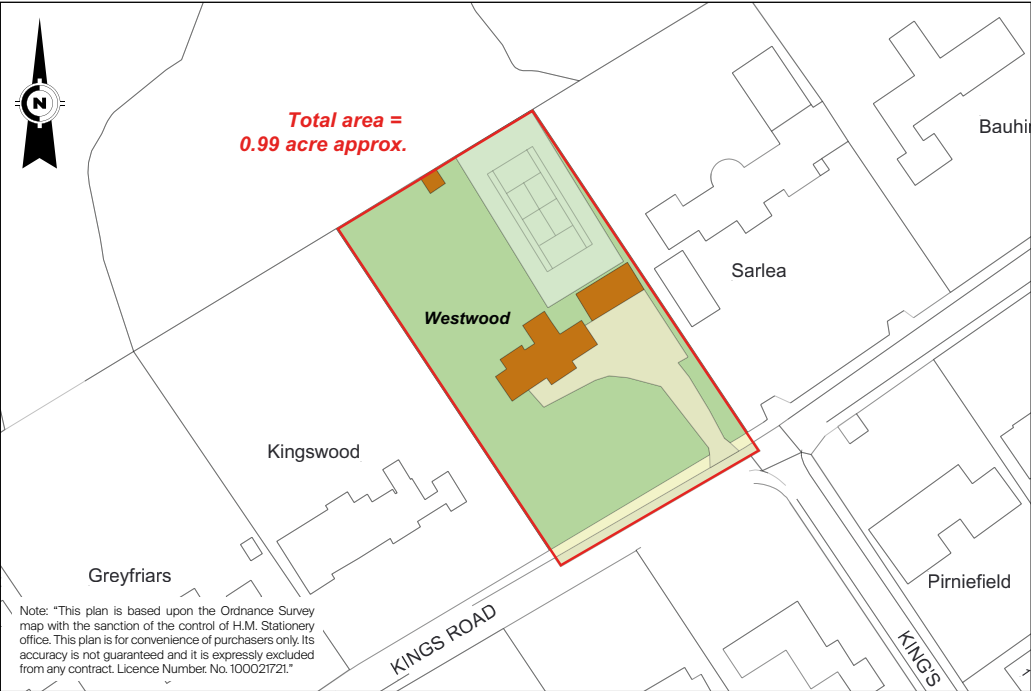


or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

## Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated September 2021. Photographs dated September 2021. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com.

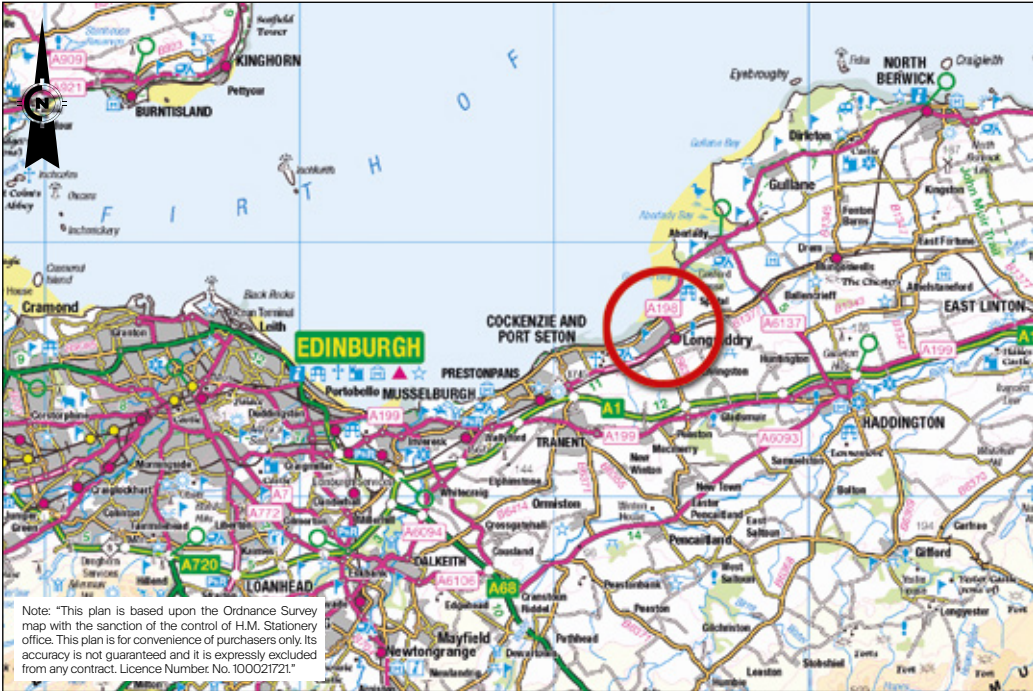
## Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

## Conditions of Sale

### 1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.



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