

11 Cotlands Avenue

LONGNIDDRY, EAST LoTHIAN, EH32 0QU



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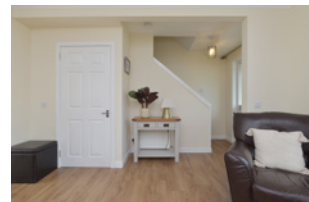
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McEwan Fraser is delighted to present this beautiful two-bedroom semi-detached house to the market. The property has been opened up internally and represents a lovely contemporary take on this traditional house. The property boasts gas central heating, double glazing, a driveway, and a beautiful sunny southwest-facing rear garden.

THE LIVING ROOM



Entering the property takes you into a beautiful through lounge which is naturally bright with light arriving through a front picture window and large bi-fold doors to the rear. A feature fireplace in the lounge area creates a natural focal point but the sheer scale of the room offers a new owner endless flexibility to create their ideal entertaining space. The lounge area also has access to a walk-in store and utility cupboard housing a washing machine.

THE KITCHEN/DINER



To the rear of the entertaining space, the natural dining area and kitchen run the full width of the house. The bi-fold doors by the dining area open directly onto the rear patio which gives a seamless transition between the interior entertaining space and the stunning rear garden. To one side, the contemporary kitchen includes a range of base and wall-mounted units that provide plenty of prep and storage space. There are a range of integrated appliances including an induction hob, a fridge freezer, and a dishwasher.





Climbing the stairs gives access to two double bedrooms, a bathroom, and a loft for additional storage. Bedroom one is particularly generous and boasts integrated wardrobes and plenty of space for a full suite of bedroom furniture. Bedroom two is a further double that also benefits from an integrated wardrobe. The bathroom is partially tiled and boasts a three-piece white suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

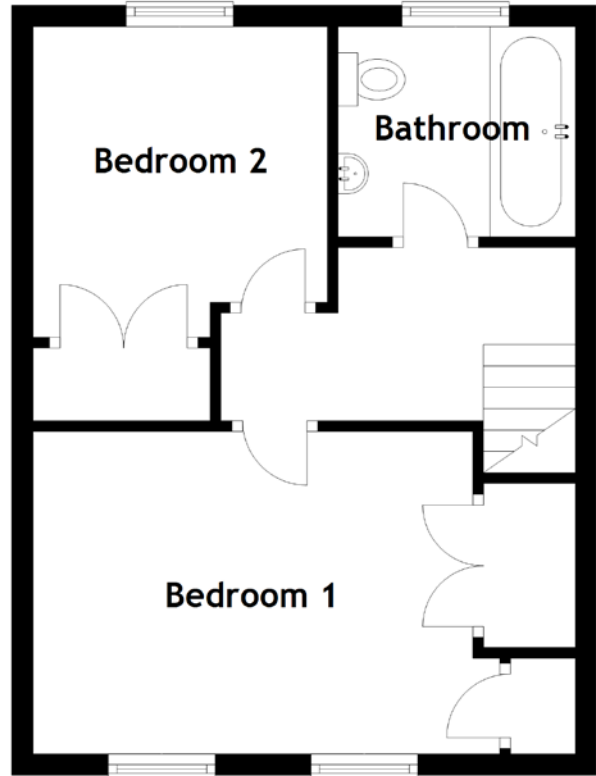
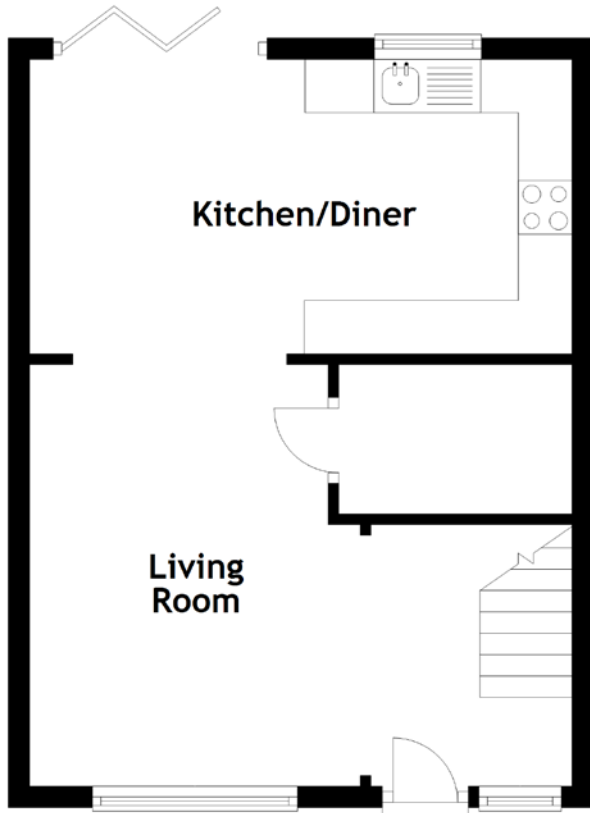


Externally, the property has a large rear patio leading to a mature southwest-facing rear garden that is the perfect summer suntrap. The garden has been a source of constant joy to the current owners and is immaculately maintained.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

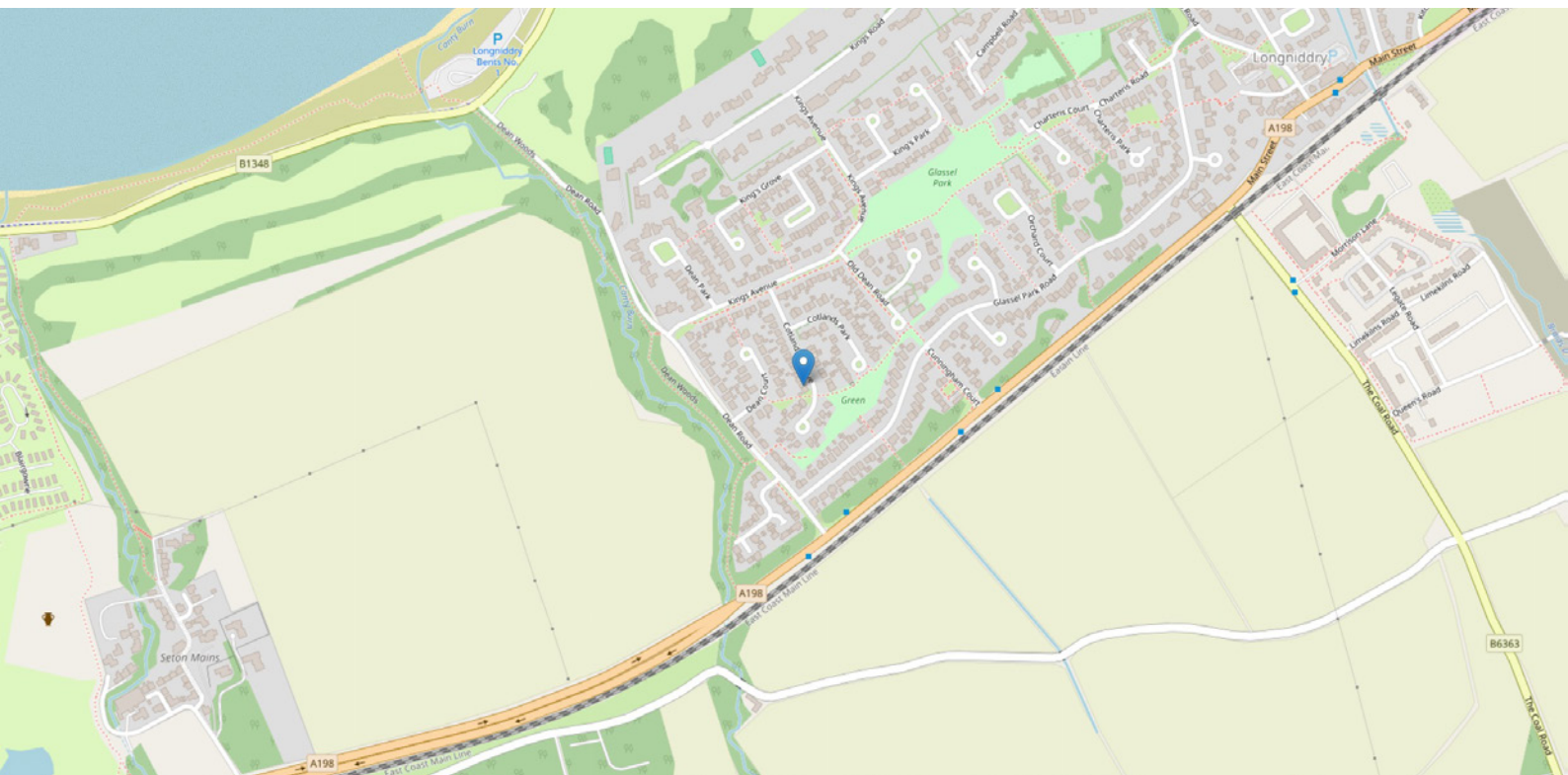


Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	5.07m (16'8") x 2.76m (9'1")
Living Room	3.95m (13') x 3.09m (10'2")
Bathroom	2.22m (7'3") x 1.97m (6'5")

Bedroom 1	4.25m (13'11") x 3.02m (9'11")
Bedroom 2	2.91m (9'7") x 2.75m (9')

Gross internal floor area (m²): 70m²
EPC Rating: C



THE LOCATION

The popular East Lothian village of Longniddry is situated on the south shore of the Firth of Forth, amid pleasant open countryside with an excellent beach and others nearby at Port Seton, Aberlady, Gullane and North Berwick.





Longniddry is located some 12 miles east of Edinburgh City Centre with regular bus services to the City and surrounding areas together with a 'Park and Ride' facility within the local train station offering a frequent service to Edinburgh. With the A1 close by leading to all of Scotland's arterial routes, Longniddry has the advantage of offering country living while still being within commuting distance of Edinburgh. Good educational facilities are available in the village catering for children from nursery age to primary school as well as a local library, Post Office and thriving Community Centre. There is a good range of local shopping for everyday requirements and Fort Kinnaird, a short distance away, offers a more extensive range of shops as well as the new cinema, restaurants and coffee shops. Among the leisure and sporting facilities in Longniddry are tennis, lawn bowls and an 18-hole golf course with nearby leisure centres in Haddington, North Berwick and Prestonpans offering an extended range of sports including swimming, rugby and soccer as well as many excellent golf courses.




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**Part
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