

COULTERS[©]

5 LINKS ROAD

LONGNIDDRY, EAST LoTHIAN, EH32 0NH

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

5 Links Road is a stunning 3 bedroom semi-detached house situated in the highly desirable village of Longniddry in East Lothian.

The property, which has been meticulously renovated throughout by the current owners, offers well-presented front and rear gardens, a mono-block driveway and a single, detached wooden garage.

KEY FEATURES



Stunning semi-detached house.



Three double bedrooms, one with an ensuite.



Private front and rear gardens.



Driveway and garage.



Situated in the heart of Longniddry.



Excellent local amenities within a short walk.



EPC Rating - C



Council Tax Band - E





The stylish and immaculately presented accommodation comprises on the ground floor - vestibule with built-in storage; hall with under stair storage; sitting/dining room with log burning stove and bay window having plantation blinds; high quality fitted kitchen with integrated appliances; utility; and elegant shower room.

The first floor comprises - principal bedroom with built-in wardrobes and stunning ensuite bathroom; and two further double bedrooms. A partially floored attic provides further storage.

The front garden is surrounded by a hedge which provides privacy whilst the rear garden is extremely large and offers a central lawn surrounded by mature planted beds and 2 patio areas - one directly adjacent to the house and one at the rear.





THE LOCAL AREA

Longniddry is a picturesque village situated in East Lothian which offers a peaceful and family-friendly community. Just a stone's throw from the stunning coastline, residents can enjoy scenic walks along the beach and in Longniddry Dean, while the village itself boasts a wealth of local amenities and a number of lovely parks.

Longniddry has a well-regarded primary school, as well as a range of shops, a traditional pub, coffee shop, library, golf club and tennis courts. The shops, which cater for most everyday need, include a Co-op, post office and chemist. The new Longniddry Village development is due to provide further shops and services within their steading.

For those commuting into Edinburgh, Longniddry is well-served by road and rail links, making it an excellent location for professionals seeking a peaceful retreat without sacrificing convenience. The train journey to Edinburgh takes less than 20 minutes with free parking at the station and the A1 is within a 5 minute drive.

EXTRAS

All blinds, fitted flooring and light fittings are included in this sale price as are the integrated kitchen appliances (hob, extractor, double ovens and dishwasher). The washer and dryer in the utility are excluded as is the boiling water tap in the kitchen.

Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout.

HOME REPORT VALUATION: £425,000





Links Road,
Longniddry,
East Lothian, EH32 0NH



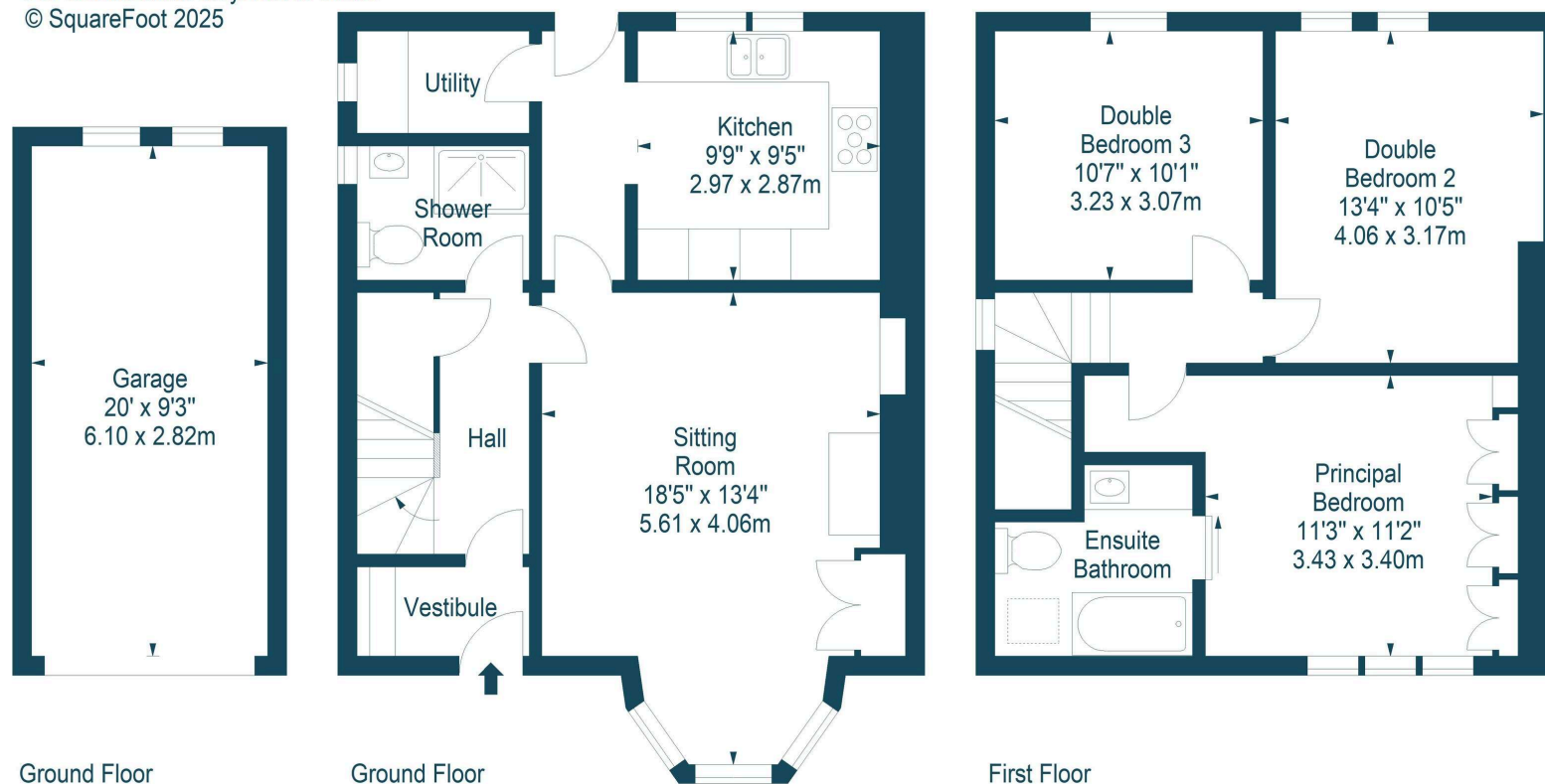
Approx. Gross Internal Area
1046 Sq Ft - 97.17 Sq M

Garage

Approx. Gross Internal Area
185 Sq Ft - 17.19 Sq M

For identification only. Not to scale.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.