




COULTERS[©]

KITTLESTANE, LINKS ROAD

LONGNIDDY, EAST LoTHIAN, EH32 0NJ

 5 BED  3 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Kittlestane is a stunning 5-bedroom detached house surrounded by large, mature gardens and benefitting from an in/out driveway and double garage. The house is situated in the heart of the highly desirable village of Longniddry in East Lothian, which offers excellent local amenities and a lovely family-friendly community.

Internally, the immaculately presented accommodation has been significantly upgraded by the current owners including a new kitchen, ensuite and shower room and redecoration and flooring throughout.

KEY FEATURES



Stunning detached house in highly desirable village.



5 double bedrooms, one with ensuite and dressing room.



Surrounded by large, mature and sunny garden grounds extending to 0.5 acres.



In/out driveway and double garage.



Lovely leafy outlooks from most of the rooms.



Within a short walk of the beach, golf course and train station.

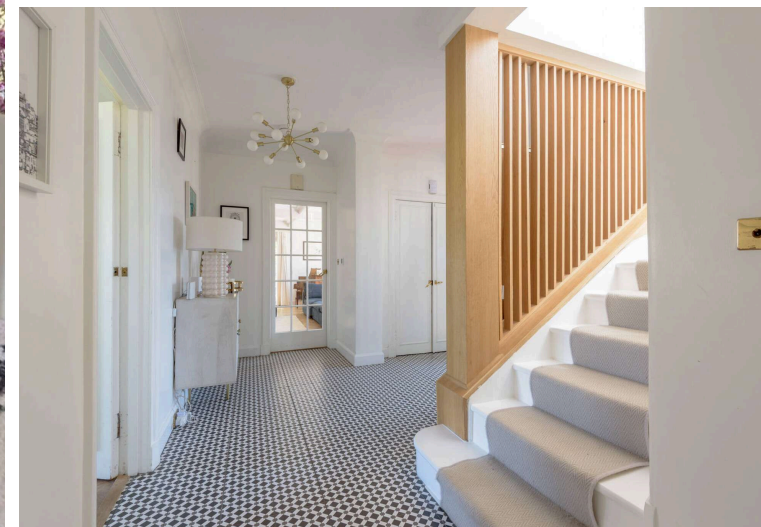


EPC Rating - E



Council Tax Band - H





Set over three floors and combining beautiful period features with modern fixtures and fittings, the accommodation comprises:

Ground Floor

Vestibule; hall; elegant sitting room with open fire and door to the garden; family room; stylish kitchen/dining room with breakfast bar and space for a large dining table; utility with door to the garden; and WC.

First Floor

Principal bedroom with contemporary ensuite shower room and dressing room; 2 further generous double bedrooms; bathroom; and study with built-in desk.





Second Floor

Two double bedrooms; contemporary shower room; and landing with storage cupboard.

The hall and WC on the ground floor and the ensuite shower room all have underfloor heating.

Externally, beautiful garden grounds, which extend to half an acre, surround the house and mature trees and planting provide privacy.

The front garden features an in/out driveway and lawn. The side garden to the north offers a greenhouse, fruit trees and raised vegetable beds. The rear garden has a large patio space perfect for alfresco dining and a large lawn surrounded by established trees and flower beds. A children's play area is tucked to the southern side of the house.

The chipped driveway leads to a large monoblock parking area in front of the double garage which has electric doors, two stores and attic level storage. There is also an electric car charger. The garage may offer potential for extension or development, subject to the necessary planning consents.

EXTRAS

All blinds, fitted flooring and light fittings are included in this sale price as are the kitchen and utility room appliances.

The boiling water tap in the kitchen is excluded and will be replaced before the date of entry. The curtains are available by separate negotiation. The climbing frame and greenhouse will remain in the garden.









THE LOCAL AREA

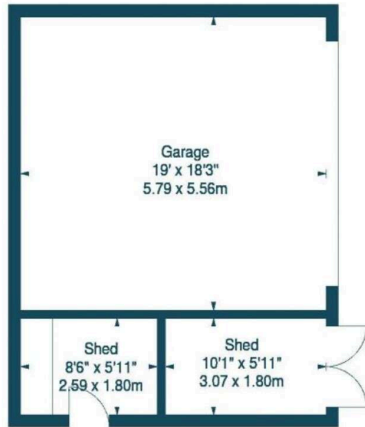
Longniddry is a picturesque village situated in East Lothian which offers a peaceful and family-friendly community. Just a stone's throw from the breathtaking coastline, residents can enjoy scenic walks along the beach and in Longniddry Dean, while the village itself boasts a wealth of local amenities and 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 needs, include a Co-op, post office and chemist. The new Longniddry Village development is due to provide further shops and services within their steading area.



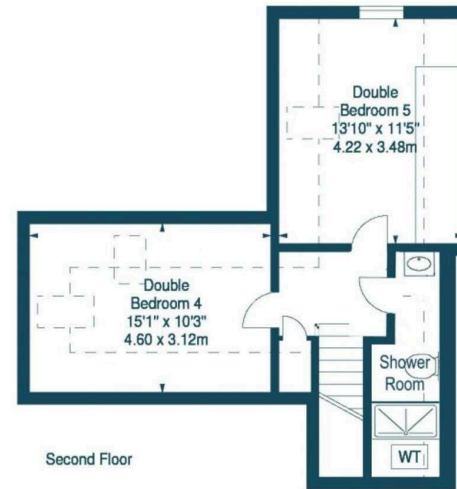
For those commuting into Edinburgh, Longniddry is well-served by road and rail links, making it an excellent location for professionals seeking a peaceful retreat without sacrificing convenience. The train journey to Edinburgh takes less than 20 minutes and the train station is within a short walk of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

With its combination of natural beauty, excellent facilities, and a strong sense of community, Longniddry truly stands out as an exceptional place to live.

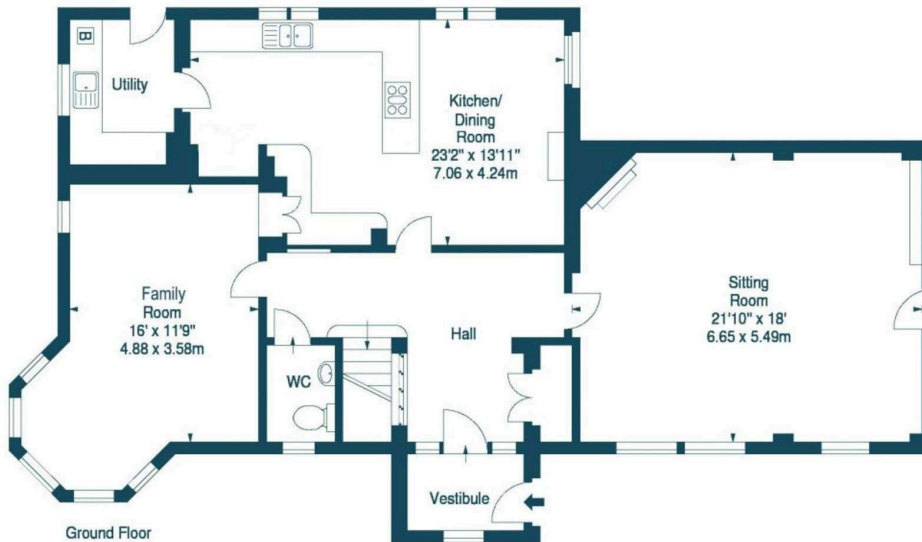


Ground Floor

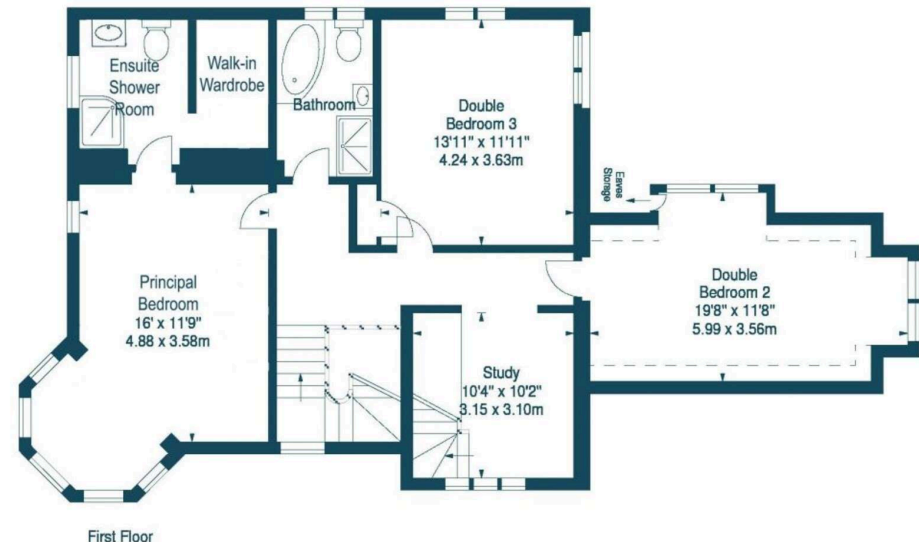
Approx. Gross Internal Area
2807 Sq Ft - 260.77 Sq M
Garage & Sheds
Approx. Gross Internal Area
470 Sq Ft - 43.66 Sq M
For identification only. Not to scale.
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Second Floor



Ground Floor



First Floor

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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.