

COULTERS[©]

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DAVAAR 18 KING'S ROAD

LONGNIDDRY, EAST LoTHIAN, EH32 0NN

4 BED

2 BATH

1 PUBLIC



TAKE A LOOK INSIDE

A superb four bedroom detached family home, set on a generous plot along the sought-after Kings Road in the popular coastal village of Longniddry. Ideally located within walking distance of Longniddry train station and local amenities, the property also offers convenient access to Edinburgh for commuters.

Beautifully presented across two levels, the home offers bright and versatile living space throughout. The ground floor opens with a striking entrance hallway, featuring floor to ceiling proportions and stunning stained glass windows that flood the space with natural light. The generous sitting

KEY FEATURES



Detached family home in desirable position



Four double bedrooms



Private South facing and wrap around garden



Garage and driveway



Highly desirable location



Close to local amenities



EPC Rating -D



Council Tax Band - G





MORE INFORMATION

Beautifully presented across two levels, the home offers bright and versatile living space throughout. The ground floor opens with a striking entrance hallway, featuring floor to ceiling proportions and stunning stained glass windows that flood the space with natural light. The generous sitting room exudes warmth and character, with a feature fireplace and dual-aspect windows offering views over the mature garden grounds.

The well appointed dining kitchen provides ample storage with an excellent range of fitted units and space for freestanding appliances. A separate dining room and an adjoining conservatory offer flexible entertaining options and direct access to the rear garden. Also on the ground floor are two spacious double bedrooms, ideal for family living or adaptable as a home office or guest rooms, along with a sleek, modern shower room.

Upstairs, two further well-proportioned bedrooms benefit from fitted wardrobes and additional eaves storage. A family bathroom completes the accommodation on this level.

Externally, the property boasts an expansive driveway with parking for multiple vehicles, along with a single garage. The generous surrounding gardens offer excellent privacy and are mainly laid to lawn, with the added benefit of a summer house and a large garden room perfect for home working, hobbies, or additional living space.









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 breath-taking 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 also 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.

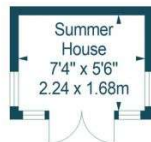
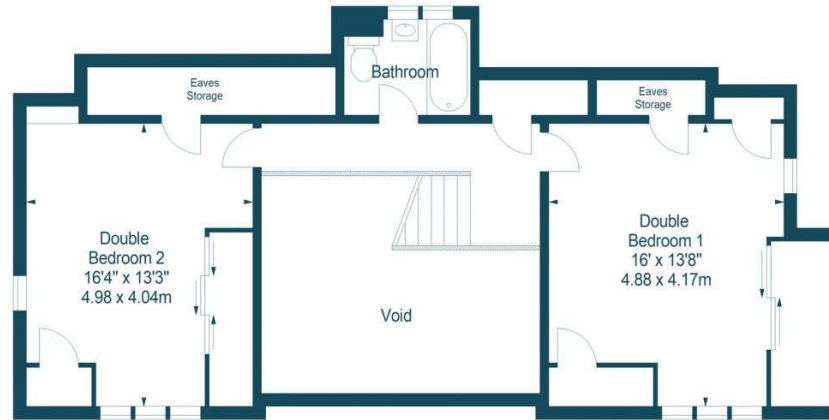
EXTRAS

All blinds and curtains, fitted flooring and light fittings are included in the sale price

Davaar,
Kings Road,
Longniddry,
East Lothian, EH32 0NN



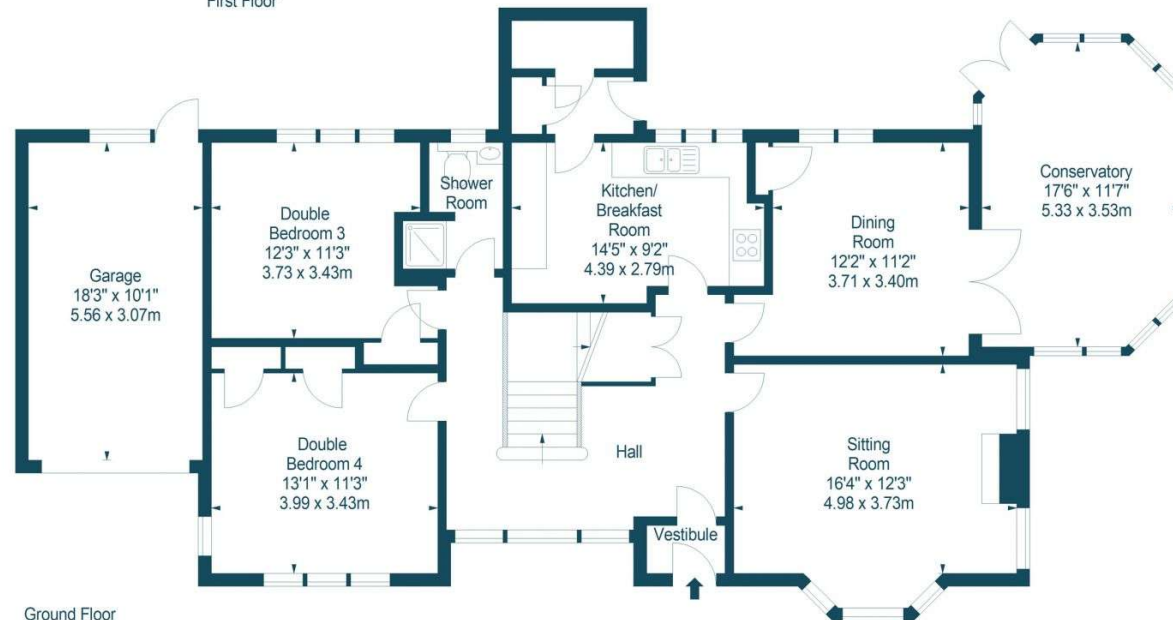
Approx. Gross Internal Area
2194 Sq Ft - 203.82 Sq M
Garage, Garden Room & Summer House
Approx. Gross Internal Area
413 Sq Ft - 38.37 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



Ground 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.