

COULTERS[®]

WILLOW VIEW, MAIN STREET

LONGNIDDRY, EAST LoTHIAN, EH32 0NE

 4 BED  3 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Located in the heart of the popular coastal town of Longniddry, B Willow View is a stylish four bedroom terraced house ideally situated in a small exclusive modern development offering all the conveniences of modern living combined with easy access to a number of good local amenities, the train station and the beautiful nearby beaches.

The property is well presented throughout with light decoration, quality finishes and an appealing layout and further benefits from good storage, a private south facing low maintenance garden and private parking to the front.

KEY FEATURES



Well presented modern terraced family home



Four double bedrooms, one with ensuite



Private south facing rear garden



Private off street parking



Ideally located in an exclusive development close to local amenities



Contemporary well proportioned accommodation



EPC Rating - C



Council Tax Band - E



The well proportioned property offers contemporary family accommodation and comprises of a welcoming hallway; spacious sitting room/dining room/kitchen with a range of units and ample room for a dining table, and sliding doors opening to the garden; double bedroom 2 with a built in wardrobe and a cloakroom with WC.

Upstairs, there is a principal bedroom with a dressing room and en-suite bathroom, two further bedrooms and a shower room.





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.

The village 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 pharmacy. The new Longniddry Village Steading is within easy walking distance and offers an exercise studio, luxury convenience store and coffee roaster/shop.

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 fitted carpets, fitted floor coverings, curtains, blinds, light fittings, the induction hob, oven, combination microwave oven, fridge/freezer, dishwasher, washer dryer, garden shed and raised beds are included in the sale price. The property is double glazed and has gas central heating.

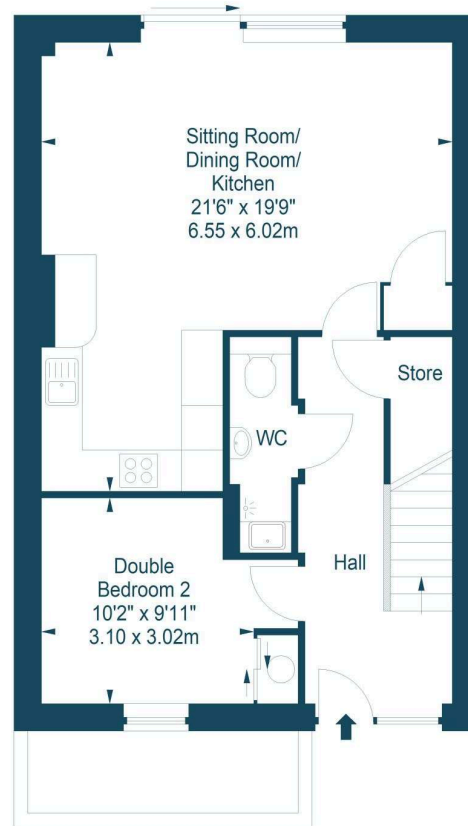
HOME REPORT VALUATION: £420,000



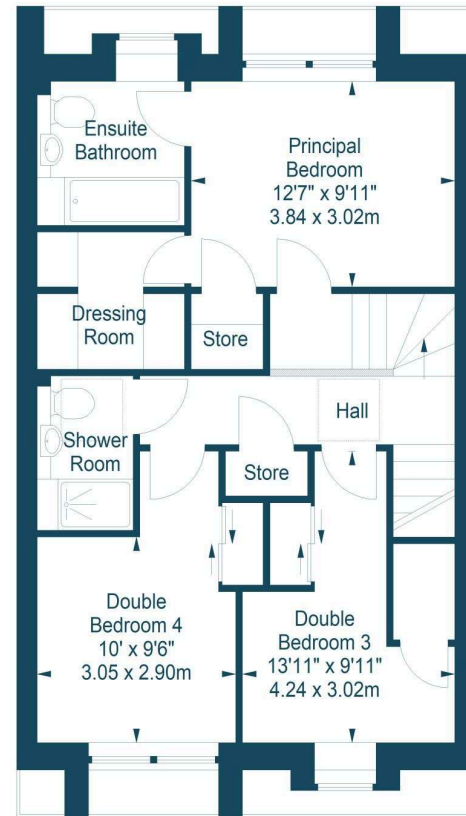
Willow View,
Main Street,
Longniddry,
East Lothian, EH32 0NE



Approx. Gross Internal Area
1264 Sq Ft - 117.43 Sq M
For identification only. Not to scale.
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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.