



45/2 LIMEKILNS ROAD

Preston, Longniddry, EH320FZ



1
Public Room



1
Bedroom



1
Bathroom

45/2 LIMEKILNS ROAD

Set within an exclusive contemporary development in Preston, Longniddry, this immaculate ground-floor flat offers bright, easy-to-manage interiors and the everyday convenience of single-level living. A welcoming hall leads to a generous open-plan living, dining and kitchen space, where tall conservation-style sash-and-case windows, neutral décor and soft carpeting create an inviting reception area. The bright kitchen is neatly zoned with white cabinets, integrated appliances and ample room for seated dining. The double bedroom is calm and well proportioned, served by a modern bathroom with a separate shower. The home is complemented by gas central heating, double glazing, communal garden grounds, residents' parking with one allocated space, as well as a secure bike store. Extras: All fitted floor coverings and blinds included throughout the flat, light fittings and integrated appliances are included in the sale.

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RECEPTION ROOMS & LIVING SPACE





FEATURES

- Pristine contemporary ground-floor flat
- Single-level layout for everyday ease
- Welcoming hall with storage
- Bright open-plan living/dining/kitchen
- Contemporary white kitchen with integrated appliances and ample space for dining
- Contemporary bathroom with a three-piece-suite and a separate shower
- Delightful communal garden grounds
- Residents' parking with one allocated space
- Gas central heating and sash-and-case windows
- Factor: Ross & Liddell (fees approx. £625 per annum)





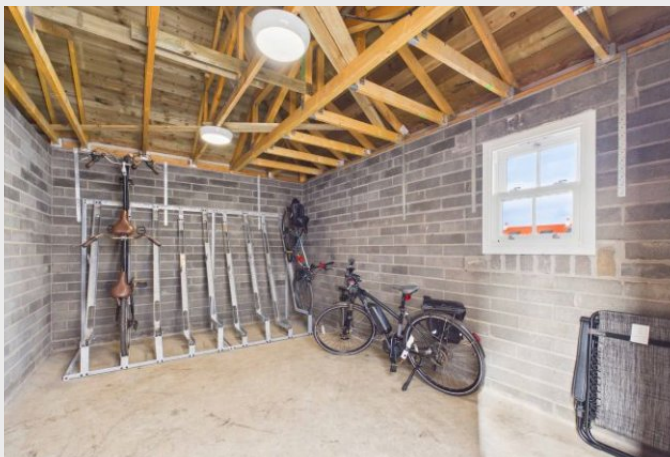


THE BEDROOMS
& BATHROOMS



LONGNIDDRY, East Lothian

The picturesque and peaceful village of Longniddry in East Lothian is popular with commuters heading to Edinburgh thanks to its excellent road and rail transport links to the capital. The village enjoys a wide range of local amenities, including independent shops, a supermarket, traditional pubs, cafes, and restaurants. There are also further amenities available in nearby Musselburgh. Longniddry Community Centre, which houses the library, also offers a wide range of arts and leisure activities for the local community. Nursery and primary education are provided locally, with secondary education at Preston Lodge High School in Prestonpans. Like many coastal locations in East Lothian, Longniddry benefits from an idyllic stretch of coastline. Known as Longniddry Bents, the local beach is also part of the John Muir Way coastal walk. A haven for golfers, Longniddry enjoys a wealth of renowned courses too, including the prestigious Muirfield Golf Club, which is just a short drive away. Furthermore, East Lothian is popular with outdoor enthusiasts, offering excellent cycle routes along quiet back roads that take in the area's many beautiful beaches and historic castles. Edinburgh Waverley station is just over 20 minutes away by rail and 30 minutes by car.



VIEWING BY APPOINTMENT ONLY
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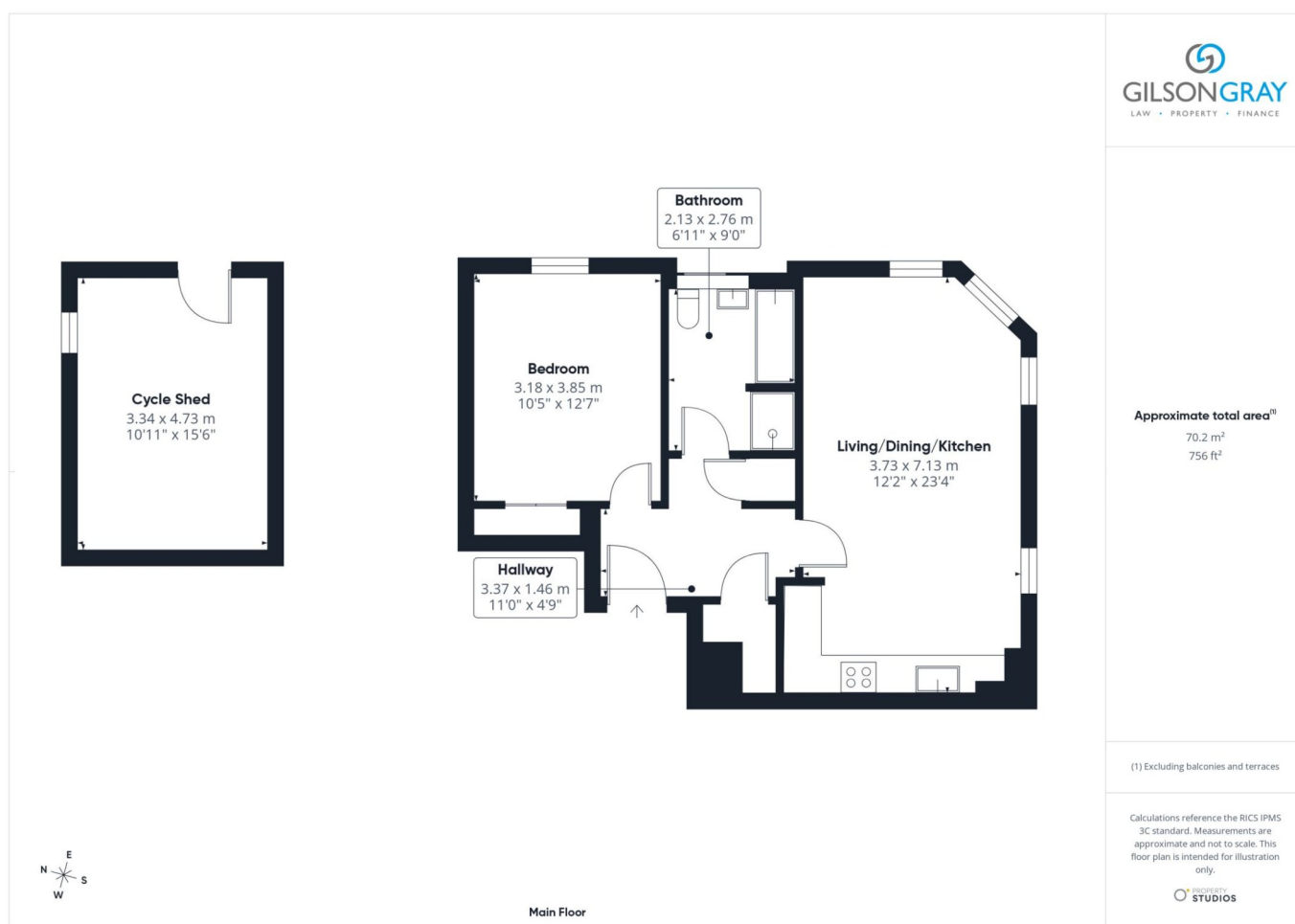
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