



24 Limekilns Road
LONGNIDDRY | EH32 0FU


warners
solicitors & estate agents



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Warners are delighted to present this beautifully appointed three-bedroom terraced home, set within the highly sought-after and vibrant development of Longniddry Village. Offering stylish modern living with a charming country feel, this property is ideal for families, professionals, or those looking to enjoy village life with excellent local amenities and transport links. The ground floor comprises a welcoming entrance vestibule leading into a spacious hallway which grants access to a contemporary fitted kitchen, thoughtfully designed with ample storage and workspace. Entrance hallways also boast two cupboards, ideal for storage. Upon entering and to the right a bright and spacious living/dining room provides an ideal space for both relaxing and entertaining, with direct access to the garden. A handy utility room and WC complete the ground floor accommodation. Upstairs, the property boasts three well-proportioned bedrooms, all benefiting from excellent natural light, alongside a modern family bathroom finished to a high standard. Master bedroom has an en-suite shower room and built in wardrobes.

Externally, the south west facing rear garden offers a lovely private outdoor space. It features a patio area perfect for summer dining, as well as a greenhouse, a charming small pond and an area laid to lawn. The property further benefits from a garage and an allocated parking area to the rear. This attractive home combines modern comfort with village charm and represents a fantastic opportunity to secure a quality property in one of East Lothian's most desirable residential locations.

- Sought-after modern development in vibrant Longniddry Village
- Beautiful three-bedroom terraced home with contemporary finish
- Bright living/dining room with direct access to rear garden
- Private south facing rear garden with lawn, patio, greenhouse and pond
- Garage plus allocated two parking spaces to the rear
- Excellent local amenities, schooling and transport links nearby
- Loft gives potential for extra storage space if floored.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the popular East Lothian coastal village of Longniddry, which is well within commuting distance of Edinburgh. There are a number of shops in the village, mainly small specialist shops, library, golf course and community center. Further amenities including shopping and recreational facilities are available at nearby Port Seton, Prestonpans, Musselburgh, Tranent, Haddington and North Berwick. An efficient public transport network is on hand which operates throughout East Lothian and to Edinburgh, with a 'Park and Ride' rail facility close by. The city bypass and main motorway networks are also within easy reach. Development now boasts, cookery school, florist, Margiotta, gym, cafe and soon a bistro. Direct cycle and footpath to access the nearby train station. It will be a less than 10 minute (or short) walk to the platform once this is open

Energy rating B, Council tax band F. Factor is managed by Ross + Liddell and costs around £11.70 per month.

Extras included in this sale will be the washing machine, fridge freezer, oven fixtures, fittings and some other furniture can also be included.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.