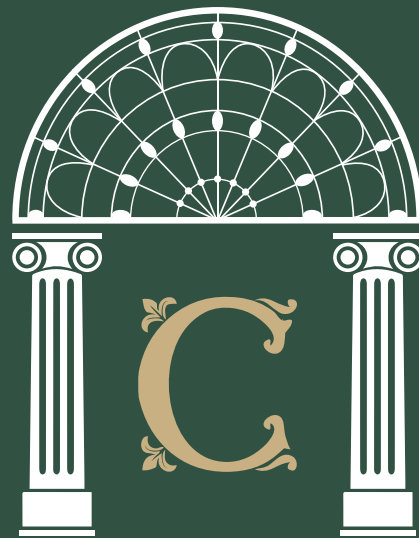


6 ELCHO ROAD

LONGNIDDRY, EAST LoTHIAN, EH32 0LB

Discover a spacious three-bedroom detached house where every detail has been carefully curated for comfort and style, providing refined coastal living with easy access to stunning sandy beaches and the countryside.





— The property expert behind the personalised service

MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton

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A spacious three-bedroom detached house

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Property Name

6 Elcho Road

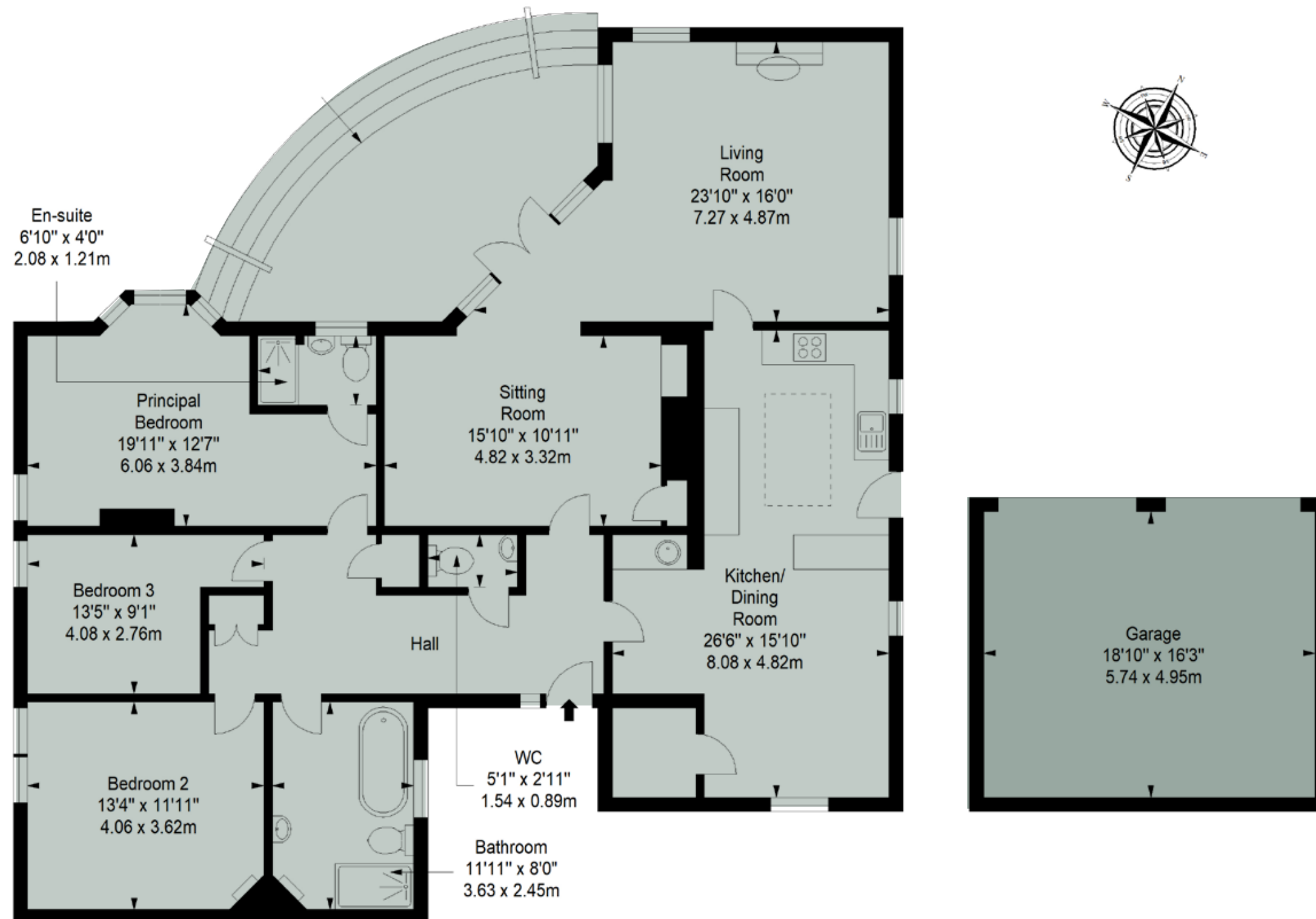
Location

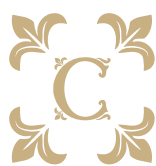
Longniddry, EH32 0LB

Approximate total area:

155.8 sq. metres (1677.1 sq. feet)

 - Ground Floor  - Externals





Welcome to a striking three-bedroom detached house, artfully arranged over a single level and brimming with modern elegance. Thoroughly upgraded and extended, every inch of this property has been finished to exceptionally high standards, revealing a meticulous attention to detail that underpins this home's appeal. It pairs exquisite styling and modern practicality, with spacious, light-filled rooms that instantly draw you in and make you feel at home. It boasts two reception areas, a high-spec kitchen/dining room, and a premium bathroom, en-suite, and WC. Furthermore, there is extensive private parking and wonderful wraparound gardens that invite you to sit back and relax. Located in the heart of Longniddry, the property also has a sought-after setting which provides a picturesque coast and country lifestyle. Viewing is highly recommended to truly appreciate this magnificent home and its location.

GENERAL FEATURES

- An impressive detached house with stylish interiors
- Sought-after setting in the heart of Longniddry
- Offers a picturesque coast and country lifestyle
- Thoroughly upgraded and extended
- Exquisite interior design and high-spec finishings
- Home Report value - £650,000
- EPC Rating - D

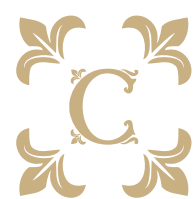
ACCOMMODATION FEATURES

- Hall with built-in storage and a convenient WC
- Multi-aspect living room with a log-burning stove
- Versatile sitting room that is openly accessed
- Ultra-modern kitchen/dining room with a pantry
- Three bright and airy double bedrooms
- Modern three-piece en-suite shower room
- Large family bathroom with a four-piece suite
- Gas central heating and double-glazed windows

EXTERNAL FEATURES

- Mature wraparound gardens with planting beds
- Secure multi-car driveway and double garage





Welcome to 6 ELCHO ROAD

Step inside to a bright and airy hallway where modern styling and an engineered oak floor offer a tantalising glimpse of what to expect. Built-in storage neatly conceals shoes and coats, and a WC provides further convenience.



A HAVEN OF RELAXATION

Multi-aspect living room with a log-burning stove

The living room is a haven of relaxation, enjoying spacious proportions decorated in light blue and with soft carpet for underfoot comfort. Here, multi-aspect windows and French doors to outside frame vibrant garden views, drawing the outdoors in whilst bathing the space in warm sunlight. A log-burning stove adds another touch of comfort to this inspiring environment.





Openly connected to the living room is a versatile sitting room, which is ideal for unwinding with a good book. Alternatively, this additional reception space could make a great office or children's play area, if preferred.



THE SITTING ROOM

THE KITCHEN

Practical and eye catching

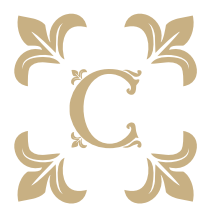


The kitchen/dining room has an expansive footprint, making it a sociable hub for lively dinner parties. It enjoys an ultra-modern aesthetic with sleek handle-less cabinets and stone-style worktops set against a sumptuous backdrop of neutral tones, engineered oak flooring, and chic accent wallpaper (reminiscent of William Morris designs). Practical and eye catching, it is brimming with style and sophistication.



Bright splashbacks complement the look, as dual-aspect windows and a rooflight ensure a light-filled cooking and dining environment. Further practicality is provided via seamlessly integrated appliances (induction hob, concealed extractor, oven, microwave, fridge/freezer, and dishwasher), a discreet utility area, and a built-in cupboard with fitted shelving.





BEDROOMS

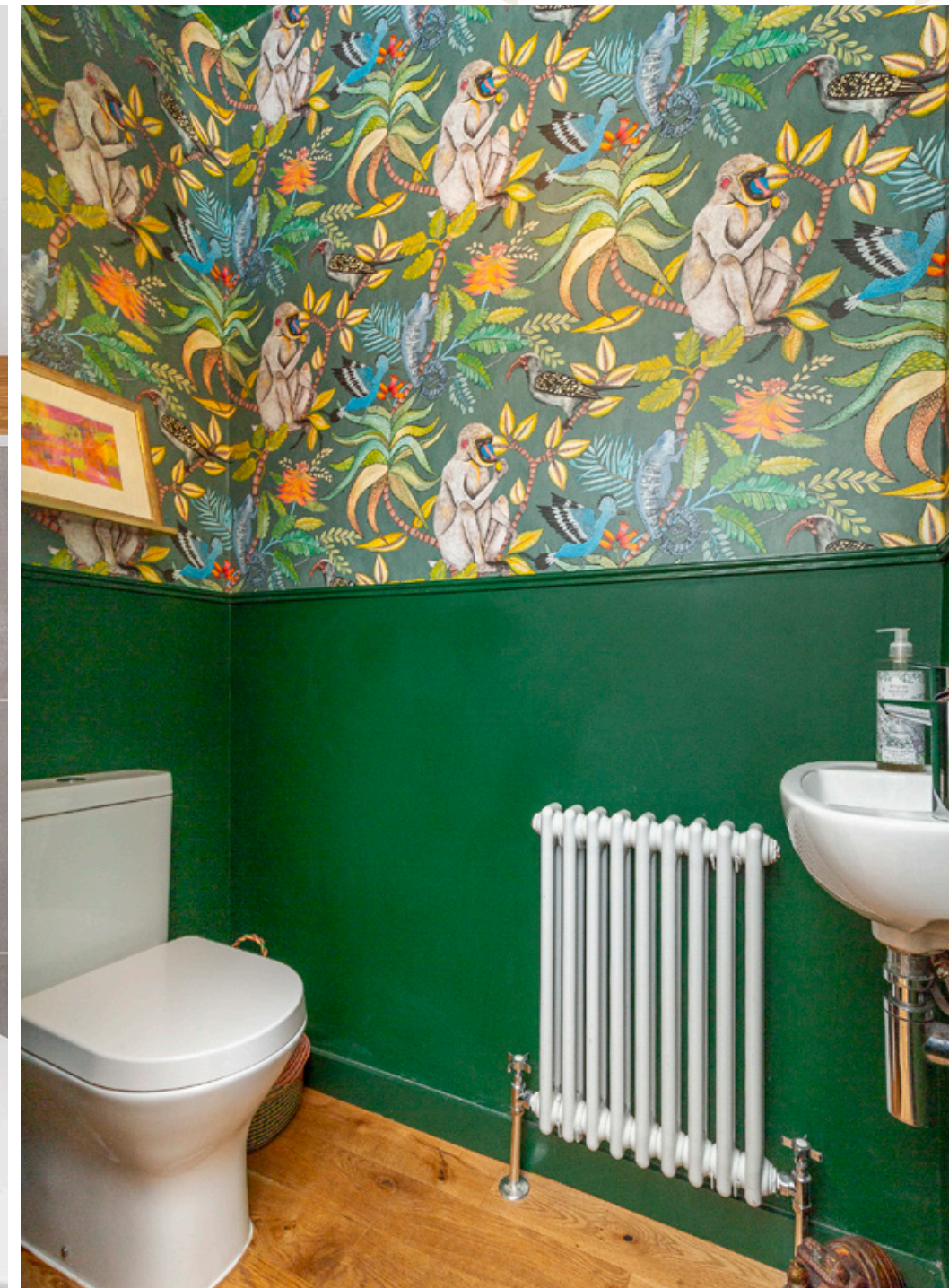
Three double bedrooms

Facing the south west, the three double bedrooms all enjoy soft carpets for comfort and bold decoration which entices you in. Each room is well-proportioned too, providing ample floorspace for a choice of bedside furnishings. In addition, the dual-aspect principal bedroom has the advantage of a bay window with delightful garden views. Plus, it has the luxury of a modern en-suite shower room with premium tile work.





THE BATHROOMS



A family bathroom, en-suite, and WC

In addition to the en-suite and WC, there is also a large family bathroom, which pairs neutral decor with attractive tiling and varnished wooden floorboards. It has a four-piece suite too, comprised of a washbasin, a toilet, a walk-in shower enclosure, and a claw-footed roll-top bath.

For optimal comfort, the property has gas central heating and double-glazed windows.



Extras: all fitted floor coverings, fitted window blinds, light fittings, and integrated kitchen appliances to be included in the sale.



LANDSCAPED GARDENS

Bursting with colour

Enclosed landscaped gardens wraparound the property, providing lots of outdoor space for the entire family to enjoy. Thoughtfully landscaped and maintained, these gardens feature manicured lawns and neat patio areas, framed by mature plants, trees, and seasonal flowers for a scenic environment bursting with colour. Whether alfresco dining or enjoying a lazy afternoon, you can always find a tranquil spot in the sun. In addition, there is a dedicated vegetable quarter for growing your own produce. Plus, a secure gated driveway accommodates multiple vehicles before leading to a detached double garage as well.





"...you can always find a tranquil spot in the sun."



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.

LONGNIDDRY



SCHOOLS

State Schools: Longniddry Primary
School, Preston Lodge High School
(in Prestonpans)

Independent Schools: Loretto
School in Musselburgh

CULTURE

Gosford House,
Redhouse Castle,
Wemyss Mausoleum

SHOPPING

A range of local
amenities, including
independent shops and a
supermarket, with further
amenities nearby.

#1

AN EXCLUSIVE VILLAGE WITH
A BEAUTIFUL SETTING BY THE
COAST AND COUNTRYSIDE

LOCATION



A sought-after East
Lothian village with a
picturesque setting by
the countryside and
coast

TRANSPORT



Bus – 109, 111, 111A,

124, X5

Train Station –

Longniddry (0.4 mile)

Airport – Edinburgh

International (23 miles)



SPORTS

Longniddry Golf
Club, Muirfield
Golf Club, Harelaw
Equestrian Centre,
and Longniddry
Tennis Club

FOOD & DRINK

A selection of
traditional pubs,
cafes, eateries and
restaurants

PARKS

Longniddry Bents,
John Muir Way
coastal walk, Canty
Burn, King's Park
Recreation Grounds

— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

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info@cullertonsproperty.co.uk
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— *Property Consultant*

NICKY MEIKLE



For further information on this property, or to arrange a viewing, contact Nicky, who will be delighted to assist you.

07919 211815
nicky@cullertonsproperty.co.uk

— *About Nicky*

With a Bachelor of Laws degree, Nicky has a distinguished background in real estate private equity, sales, and property consultancy. Her exceptional market knowledge and negotiating skills ensure that her clients receive the highest level of representation, guidance and support; whether searching for their ideal property or selling in East Lothian, or both!

A proud advocate for East Lothian, Nicky lives in North Berwick with her family and their two Goldendoodles, Murphy and Gus. When not enjoying a beach walk, she loves spending time on the golf course and is a member of The Glen Golf Club. Her favourite local restaurant is The Maincourse, while for an excellent coffee with breathtaking views of Bass Rock, she recommends Rocketeer.



CULLERTON'S

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SCAN TO DISCOVER MORE

DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.