



COULTERS[©]

6 ORCHARD COURT

LONGNIDDY, EAST LOTHIAN, EH32 0PE

 4 BED

 2 BATH

 2 PUBLIC



TAKE A LOOK INSIDE

Situated within a peaceful cul-de-sac in the sought-after coastal town of Longniddry, 6 Orchard Court is a spacious and beautifully presented four-bedroom detached family home, ideally located within easy reach of excellent local amenities, the train station and the stunning beaches and coastline for which the area is renowned.

Thoughtfully extended and maintained to a high standard throughout, the property offers flexible and versatile accommodation ideally suited to modern family living. Further benefits include a delightful, generously proportioned mature rear garden with a paved terrace perfect for outdoor entertaining, together with private driveway parking and a garage with electric door.

KEY FEATURES



Contemporary detached family house in popular residential area.



Four double bedrooms, two with en-suites.



Delightful, well established private gardens.



Driveway and integral garage with electric door.



Peacefully located close to local amenities and transport links.



Well presented, versatile accommodation.



EPC Rating - C



Council Tax Band - F

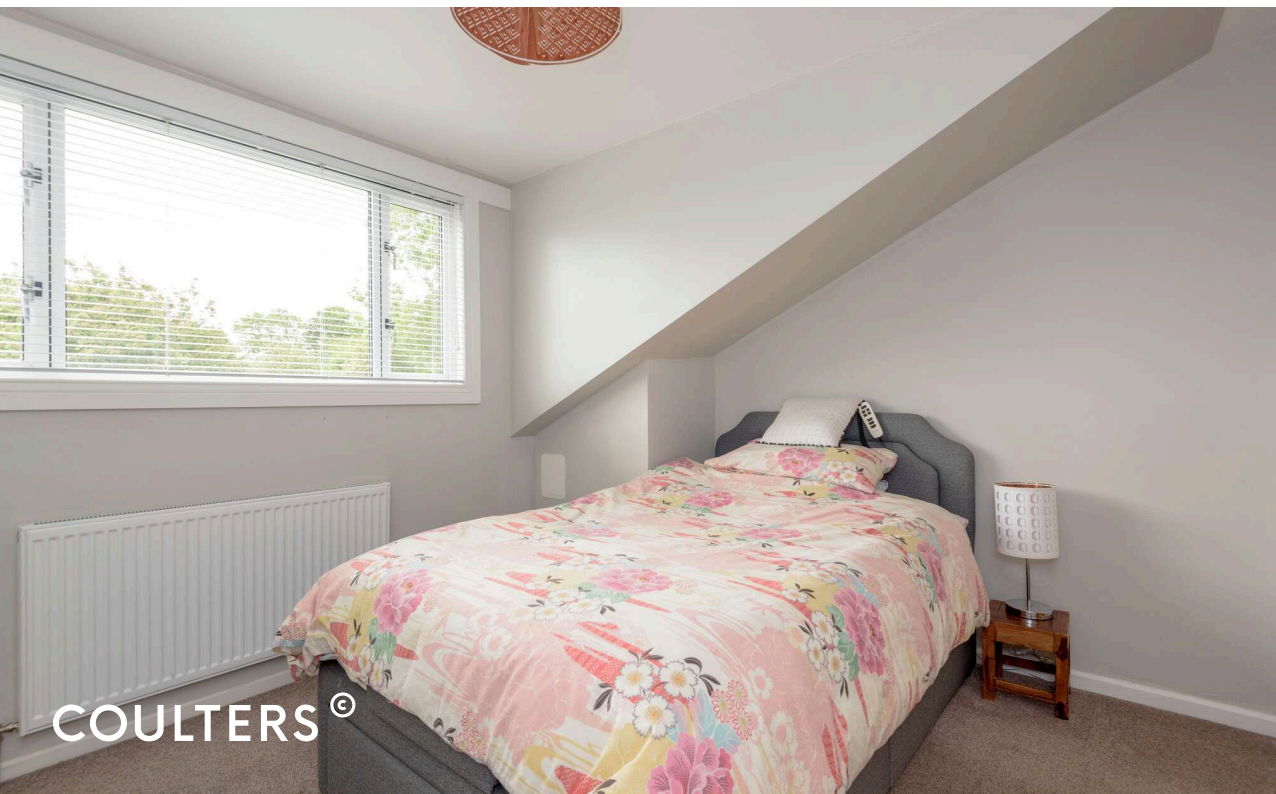




The well proportioned accommodation begins with a welcoming entrance vestibule opening into a spacious reception hallway. The attractive sitting room enjoys a lovely outlook over the rear garden and features a wood-burning stove as a focal point. The contemporary kitchen/dining room is fitted with an excellent range of units and integrated appliances and provides direct access to the garage. A particular feature of the property is the versatile extension, comprising a second sitting room with kitchenette, a modern shower room and a double bedroom with fitted wardrobes and direct access to the rear garden, creating an ideal space for multi-generational living, guest accommodation or home working. A ground floor WC completes the accommodation on this level.

On the first floor, the generous principal bedroom benefits from fitted wardrobes, excellent eaves storage and a freestanding bath, creating a unique and relaxing retreat. There are two further well-proportioned double bedrooms and a contemporary 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, the newly opened Longniddry Steading which provides a Margiotta, gym and coffee shop, in addition to a good range of local shops, which include a Co-op, post office, pharmacy, as well as a traditional pub, library, golf club and tennis courts.

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, blinds, light fittings with the exception of the main sitting room, induction hob, oven, fridge/freezer, dishwasher, combination microwave oven and additional fridge freezer in the kitchenette and the greenhouse are included in the sale price.

There is a Glassel park Residents Association, annual fees are approximately £105.

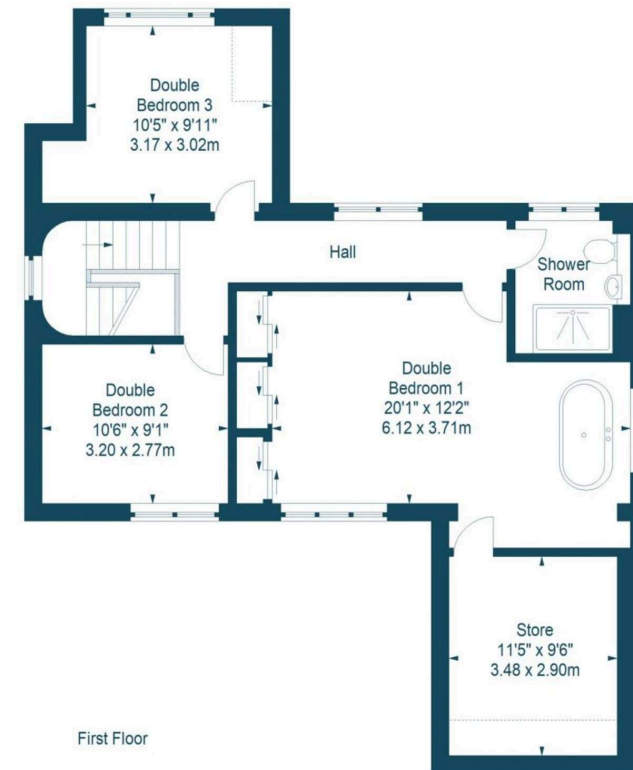
HOME REPORT VALUATION: £625,000



Orchard Court,
Longniddry,
East Lothian, EH32 0PE




Approx. Gross Internal Area
1946 Sq Ft - 180.78 Sq M
Garage
Approx. Gross Internal Area
205 Sq Ft - 19.04 Sq M
For identification only. Not to scale.
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GET IN TOUCH

 www.coultersproperty.co.uk

 01620 671837

 enquiries@coultersproperty.co.uk

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.