

Tranent

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Offers Over £265,000

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2 Forthview Road, Longniddry, EH32 0LG



This charming two bedroom end terraced bungalow with driveway and lovely open outlook to the front, is set in the very desirable East Lothian coastal village of Longniddry. The property is tucked away in a quiet corner, offering comfortable single level living accommodation and excellent local connectivity with the village's train station a short walk away as well as a short distance from the local nearby beaches.

Accommodation

- * Charming two-bedroom end terraced bungalow
- * Bright sitting room with feature fireplace and living flame gas fire
- * Spacious fitted kitchen/breakfast room with integrated hob and oven
- * Two spacious double bedrooms, both with fitted storage
- * Contemporary shower room/WC

ADDITIONAL INFORMATION

- * Gas central heating and double glazing
- * Excellent storage throughout
- * Generous garden to front, side and rear with driveway
- * Peaceful open outlook to the front
- * Secure store attached to the house
- * Potential to extend, subject to relevant planning permission

2 Forthview Road, Longniddry

Approximate Gross Internal Area = 72.4 sq m / 779 sq ft

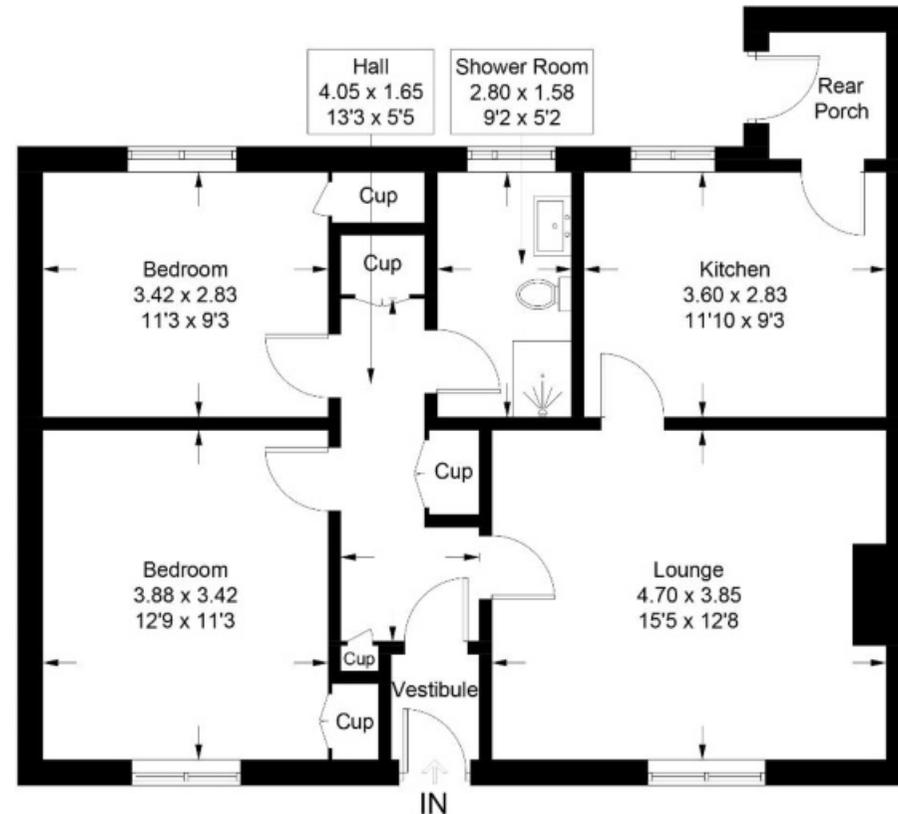


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283898)

Situation

The popular East Lothian town of Longniddry is situated on the south shore of the Firth of Forth, amid pleasant open countryside with an excellent beach and others nearby at Port Seton, Aberlady, Gullane and North Berwick. Longniddry is located some 12 miles east of Edinburgh City Centre with regular bus services to the City and surrounding areas together with a 'Park and Ride' facility within the local train station offering a frequent service to Edinburgh. With the A1 close by leading to all of Scotland's arterial routes, Longniddry has the advantage of offering country living while still being within commuting distance of Edinburgh. Good educational facilities are available in the village catering for children from nursery age to primary school as well as a local library, Post Office and thriving Community Centre. There is a good range of local shopping for everyday requirements and Fort Kinnaird, a short distance away, offers a more extensive range of shops as well as the new cinema, restaurants and coffee shops. Among the leisure and sporting facilities in Longniddry are tennis, lawn bowls and an 18-hole golf course with nearby leisure centres in Haddington, North Berwick and Prestonpans offering an extended range of sports including swimming, rugby and soccer as well as many excellent golf courses.

Fixtures and Fittings

All fitted floor coverings, curtains, blinds and light fittings are included in the sale. The free standing white goods may be available by separate negotiation, however are without warranty.

Services

Mains gas, electricity, water and drainage.

EPC

Band D

Council Tax

East Lothian Council Tax Band C

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

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Call 01875 611211

54 High Street,
Tranent, EH33 1HH
Phone: 01875 611211
Email: tranent@cullenkilshaw.com

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Monday to Friday: 9.00am to 5.00pm



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