



**49 Forthview Road**  
**LONGNIDDRY, EH32 0LG**

**A**

# *"49 Forthview Road is a delightful two bedroom semi detached house in a peaceful location"*

- ENTRANCE HALLWAY
- LIVING ROOM
- DINING KITCHEN
- UTILITY ROOM
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- EXCELLENT LOCAL AMENITIES
- GOOD TRANSPORT LINKS





## LOCATION

Longniddry is quaint, residential, coastal commuter village, which is roughly 13 miles to the east of Edinburgh. Encompassing a rich mix of amenities including a variety of local shops, doctor's surgery, pharmacy, veterinary practice, bars and restaurants as well as known golf clubs, nature reserves and coastal walks.

Longniddry has its own well renowned primary school, with secondary provision at Preston Lodge High School, Prestonpans. On a private basis there is Compass Primary School in Haddington and Loretto in Musselburgh with numerous others within Edinburgh. Certain private schools have bus services which uplift from the village. Leisure facilities in the area include the renowned Longniddry Golf Course Club, which has hosted Open qualifiers, Craighielaw Golf Course at Aberlady and Gullane golf courses are only a short distance away by car, a bowls and a tennis club and the Meadowmill Sports Centre is only some five minutes' drive away. Walking or family fun can be enjoyed along the beautiful Longniddry Bents with its sandy beach and fabulous views along the Firth of Forth towards Edinburgh, the Forth Bridges and over the Fife coastline and a further lovely beaches can be reached within a short drive along to Aberlady or Gullane. The area itself allows for quick and convenient access to the A1 making it an ideal base for anyone commuting in to Edinburgh, the surrounding areas or onto the City Bypass. There is also a regular bus service and Longniddry Station provides great links to Edinburgh, Musselburgh, Drem and North Berwick.

## DESCRIPTION

49 Forthview Road is a delightful two bedroom semi- detached house in a peaceful location with an open area to the front and private front garden. The south facing rear garden is fully enclosed. It has an excellent selection of trees and shrubs and also a garden shed.

The accommodation, which is in first class order throughout, is arranged over two floors and comprises: entrance vestibule; hallway; living room/dining room with a low level window to the front and feature fireplace; kitchen/dining room with a window overlooking the rear garden and an excellent selection of units, hob, oven and extractor hood; utility cupboard housing the central heating boiler and bathroom with a white suite comprising bath with shower over bath. Further benefits include gas central heating, double glazing and unrestricted on street parking.

## EPC RATING

The energy efficiency rating for this property is band C.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.

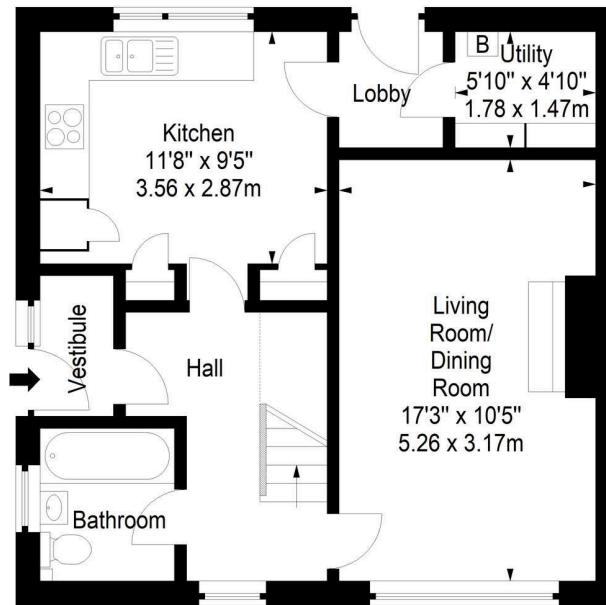
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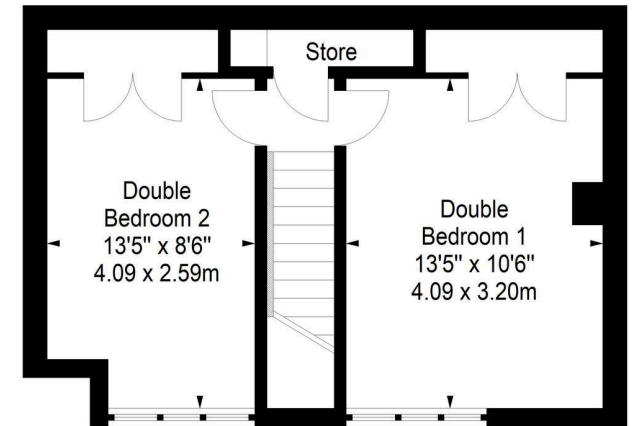
**Forthview Road,  
 Longniddry,  
 East Lothian, EH32 0LG**



Approx. Gross Internal Area  
 862 Sq Ft - 80.08 Sq M  
 For identification only. Not to scale.  
 © SquareFoot 2026



Ground Floor



First Floor



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