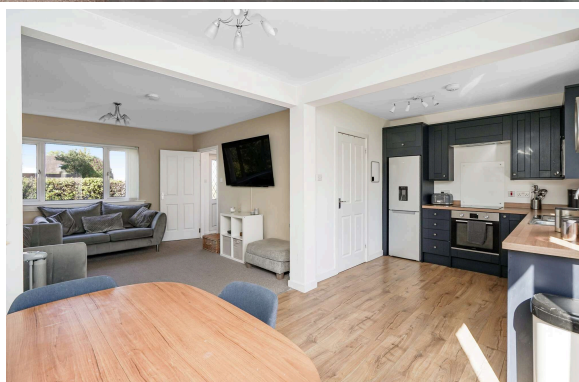




30 Cotlands Avenue
LONGNIDDRY | EH32 0QU


warners
solicitors & estate agents



30 Cotlands Avenue

LONGNIDDRY | EH32 0QU

Warners are delighted to present this attractive three-bedroom semi-detached family home with garage, private driveway and gardens, set within a sought-after residential area of Longniddry in East Lothian.

Ideally located close to excellent local amenities, the property offers superb transport links to Edinburgh via the nearby train station, with easy access to the A1 and City Bypass.

Presented in immaculate, turn-key condition, the accommodation comprises an entrance hallway, spacious lounge opening to a modern open-plan kitchen/dining area with French doors to the rear patio, and a cloakroom/WC.

Upstairs features a bright principal bedroom with two storage cupboards, two further well-sized bedrooms (one with storage), and a contemporary three-piece family bathroom.

The light-filled open-plan living space is enhanced by dual aspects, while the modern kitchen offers a range of units, integrated appliances (hob, oven, dishwasher) and space for a freestanding fridge/freezer. The fully tiled bathroom includes a bath with thermostatic shower, floating WC and vanity basin.

Externally, there is a detached garage with power and light, private driveway, front lawn, and an enclosed rear garden with patio and lawn, ideal for families and entertaining.

Further benefits include gas central heating, double glazing, window blinds, and unrestricted on-street parking.

- Immaculate, turn-key three-bedroom semi-detached home
- Sought-after Longniddry location with excellent transport links to Edinburgh
- Bright open-plan kitchen/dining with French doors to private garden
- Spacious lounge and well-proportioned bedrooms with storage
- Detached garage, private driveway, and enclosed family-friendly garden
- Modern interiors throughout, including stylish kitchen and bathroom

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

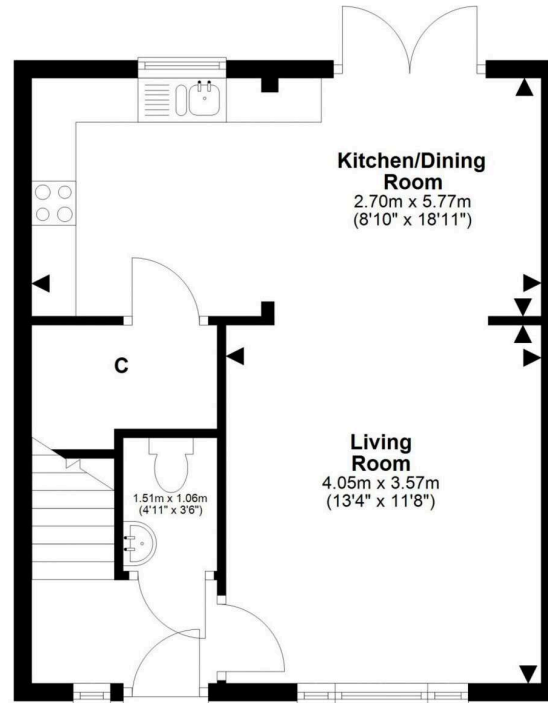


Council Tax: E , Energy Rating: C
Factor payable to Glassel Park Association. Approx. £105 per year

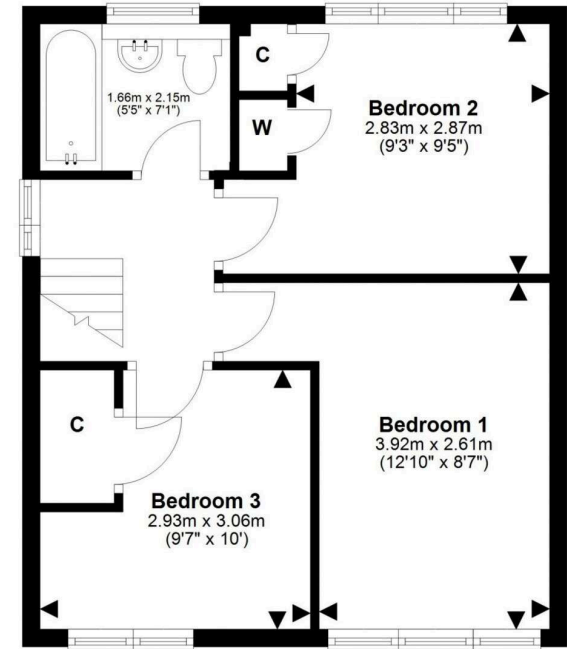
Extras: Fixtures and fittings, integrated oven, hob, dishwasher, and microwave, all blinds, and curtains in the third bedroom.

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 serving the local community. Further amenities including shopping and recreational facilities are available at nearby Port Seton, Prestonpans, Musselburgh 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.





Ground Floor



First Floor

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.