



36 King's Avenue
LONGNIDDRY | EH32 0QN


warners
solicitors & estate agents



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Warners are delighted to present this rarely available three-bedroom semi-detached chalet villa, set within the highly sought-after coastal village of Longniddry. Boasting sea views and offering flexible accommodation over two levels, this charming home has been completely renovated by the current owner and is presented to the market in excellent walk-in condition. The property opens into a welcoming hallway, leading to the impressive dual-aspect living/dining room, which is open plan to the kitchen. This bright and versatile space provides an excellent setting for relaxing and entertaining, with windows to the front and side allowing plenty of natural light to flow through. The modern kitchen is fitted with a stylish range of units, complemented by contemporary worktops and a mix of free standing and integrated appliances. The open-plan arrangement creates a sociable space which works particularly well for modern family living. Also located on the ground floor is a well-proportioned third bedroom, which would also lend itself perfectly to use as a home office or study, together with a modern shower room. Upstairs, there are two double bedrooms, both offering excellent proportions and flexibility. The chalet-style accommodation provides an appealing layout, with the bedrooms enjoying a quieter first-floor position. Externally, the property benefits from a long driveway providing excellent off-street parking and access to the detached garage. The enclosed rear garden has been landscaped with low maintenance in mind and is predominantly laid to artificial grass with a stone area, providing an ideal space for outdoor relaxation and entertaining. A garden shed provides useful additional storage, while a door from the rear garden gives access into the detached garage. Further benefits include gas central heating and double glazing. Early viewing is recommended!

Main Accommodation

- Entrance Hall
- Dual-Aspect Living/Dining Room Open Plan to Kitchen
- Modern Kitchen with good sized cupboard
- Ground Floor Bedroom Three/Study
- Shower Room
- Two First-Floor Double Bedrooms
- Long Driveway
- Detached Garage with Rear Garden Access
- Private Landscaped Low-Maintenance Rear Garden & Garden Shed
- Gas Central Heating and Double Glazing

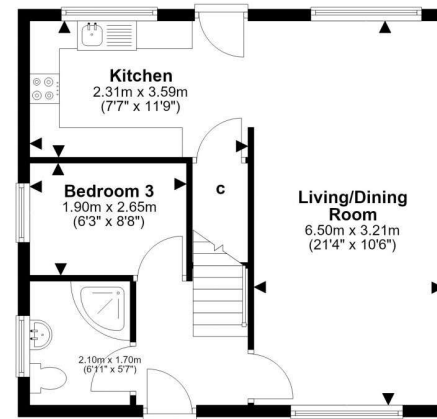
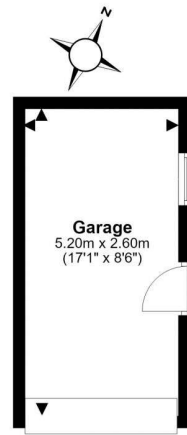
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



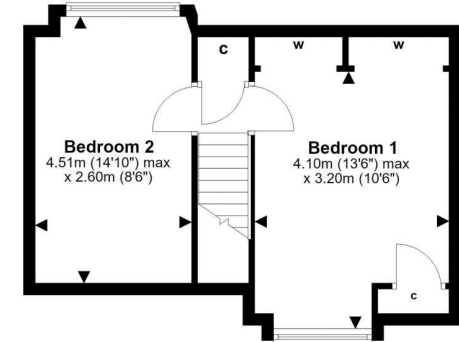
Integrated kitchen appliances as well as American style fridge/freezer will be included in the sale of the property along with all blinds, curtains/poles, light fittings and radiator covers EPC: C. CT: F. Factoring: Glasnet Park Association approx. £105 P/Y.

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.