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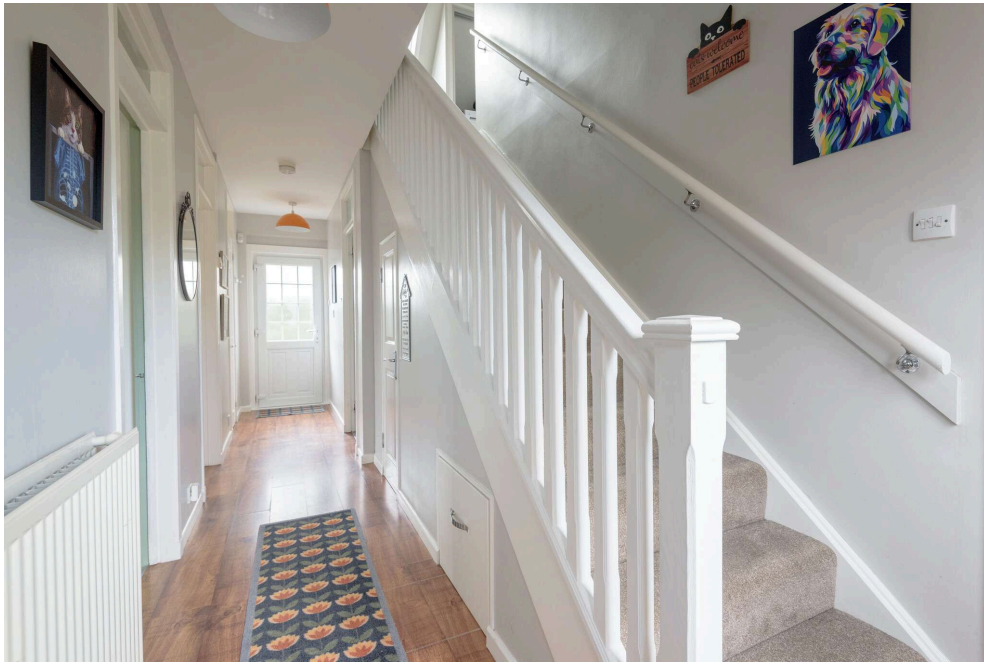
8 Dean Road,
LONGNIDDRY,
EH32 0QS



- Most attractive detached chalet villa
- Popular coastal East Lothian village with its own train station
- Extended to provide ideal family sized accommodation
- Move in condition
- Sitting room with picture window
- Stylish dining kitchen
- 4 good sized double bedrooms – 2 upstairs
- Downstairs shower room
- Upstairs bathroom with shower over bath
- Gas central heating
- Double glazing
- Converted garage – ideal as gym, home office etc
- Enclosed rear garden with shed & greenhouse
- Front garden
- Extensive driveway

Offers Over : £400,000









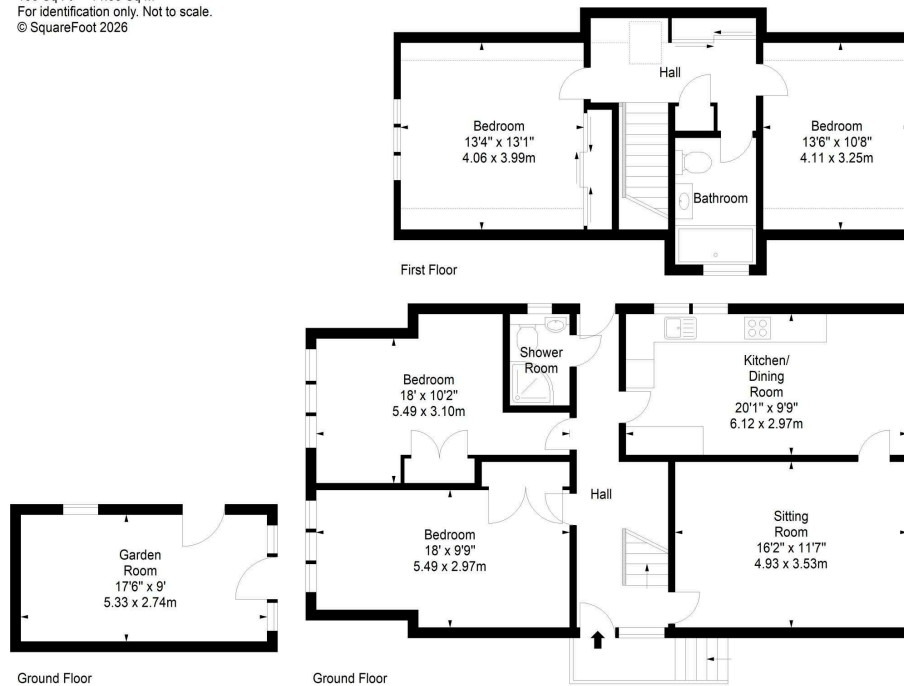




Dean Road,
Longniddry,
East Lothian, EH32 0QS



Approx. Gross Internal Area
1428 Sq Ft - 132.66 Sq M
Garden Room
Approx. Gross Internal Area
158 Sq Ft - 14.68 Sq M
For identification only. Not to scale.
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Ground Floor

Ground Floor

First Floor



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21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

The fitted carpets, kitchen white goods, light fittings, garden shed and greenhouse are included



Buses

Main Road - the A198 - 111, 124, 125, 128, N124, X5



Shops

Main Street, Prestonpans, Tranent, Musselburgh, Fort Kinnaird Retail Park



Schools

Longniddry PS, Preston Lodge HS



Parking

Extensive driveway



Council Tax Band - F



EPC - C



Factor

Glassel Park Association - approx. £105 pa towards maintenance of communal open green spaces



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.