



AS Anderson Strathern

Rohallion, 12 King's Road

Longniddry, EH32 0NN


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104sqm

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Located on the iconic King's Road, Rohallion is a 1952 detached home with a quiet, enduring presence, set within an impressive plot of just under half an acre. Long established within this tree-lined stretch of Longniddry, the house holds a gentle mid-century charm that is increasingly rare to find.

A bright front porch leads into a welcoming hallway that forms the heart of the ground floor. To the rear, the southwest-facing living room enjoys natural light throughout the day and opens through patio doors to the garden. The kitchen also looks over the rear grounds, and the layout is completed by a convenient WC and direct access to the integrated garage. To the front, the dual-aspect dining room offers an airy, balanced space ideal for everyday use or gatherings.

Upstairs, three generous double bedrooms sit around the landing, each with its own outlook across the established surroundings. A family bathroom, a deep storage cupboard, and attic access complete the upper level, lending the home a traditional and practical layout ready to evolve with a new owner's plans.

The grounds are a standout feature. A long private driveway guides you towards the house, with mature hedging and trees giving the frontage a feeling of privacy and permanence. To the sides, a car port, greenhouse, and a large storage unit offer excellent functional space, all framed by stretches of lawn.

The southeast-facing rear garden feels especially timeless. An established orchard, several mature trees, a vegetable patch, and climbing plants create a setting rarely offered in modern homes. The scale and seclusion of the garden invite a sense of possibility, whether for gentle landscaping or more ambitious ideas.

Heating is provided by a wood-burning stove in the living room and an oil-fired range in the kitchen, with hot water supplied by an immersion heater in the attic.

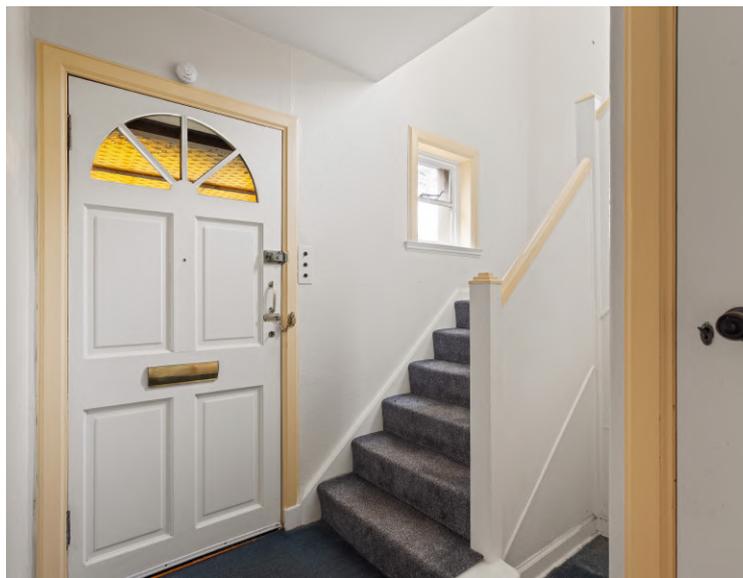
While the property would now benefit from modernisation, Rohallion presents a genuinely rare opportunity: a home with character, history, and a remarkable plot, offering scope to reshape or extend it into something truly exceptional, subject to consents.

Property features

- Extensive grounds
- Renovation opportunity
- Wood fire
- Established orchard
- Downstairs WC
- Separate dining room
- Driveway
- Garage







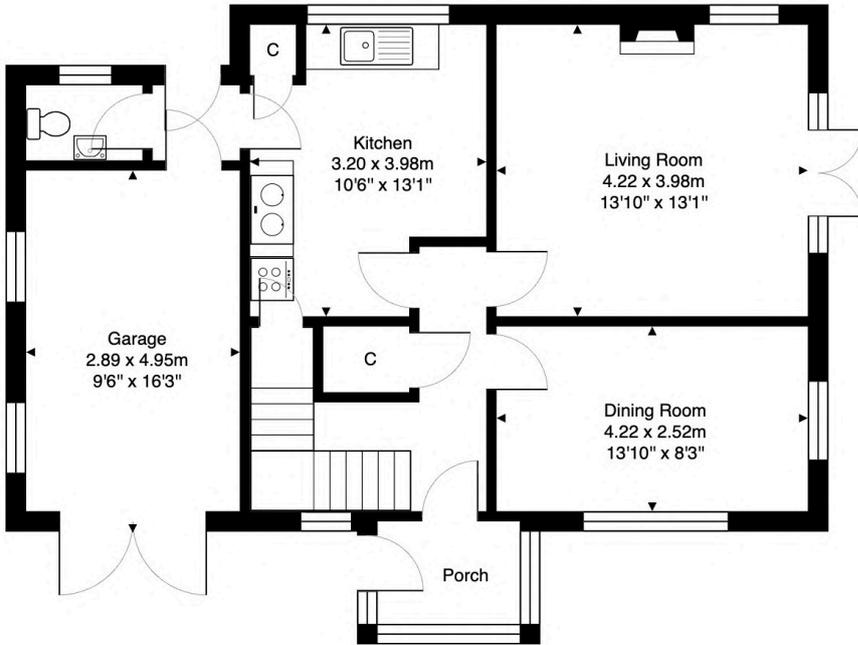
Location

Longniddry offers an outstanding quality of life within easy reach of Scotland's capital. With convenient rail links into Edinburgh, the village is ideal for commuters and families, with many local children also travelling by train to schools in the city. North Berwick, one of East Lothian's most sought after coastal towns, is a short train ride away, with only one stop in between, and is also well served by a regular bus route. Renowned for its beautiful village centre, excellent beaches, and rich wildlife, Longniddry combines coastal living with a welcoming community feel. The village enjoys generous green spaces, leafy parkland, and an extensive network of walking paths, perfect for outdoor enthusiasts, dog walkers, and families. The popular Longniddry Bents shoreline is nearby, offering scenic seaside walks and stunning views. Golfers are exceptionally well catered for. The respected Longniddry Golf Club, a former host of Open Championship qualifying rounds, is a short walk away. Craigiellaw Golf Club at Aberlady, and the world class courses of Gullane, are also within easy reach. Local amenities include a library and community centre, tennis courts, a large playpark, a community use football pavilion with café, a Post Office, a pharmacy, local shops including a Co-op, the Longniddry Inn, and a veterinary practice. Supermarkets are available in Port Seton and Haddington, which also has a large Tesco. Longniddry Primary School has an excellent reputation, and further private schooling options are available in Haddington, Musselburgh, and Edinburgh. A recent highlight is the redevelopment of The Steading at Longniddry Farm, featuring a Margiotta food market, a welcoming coffee shop, and a Cookery School, which appeared on television during one of Robson Green's Weekend Escapes recent episodes. With its coastal charm, excellent transport connections, and strong community facilities, Longniddry represents an exceptional place to call home.

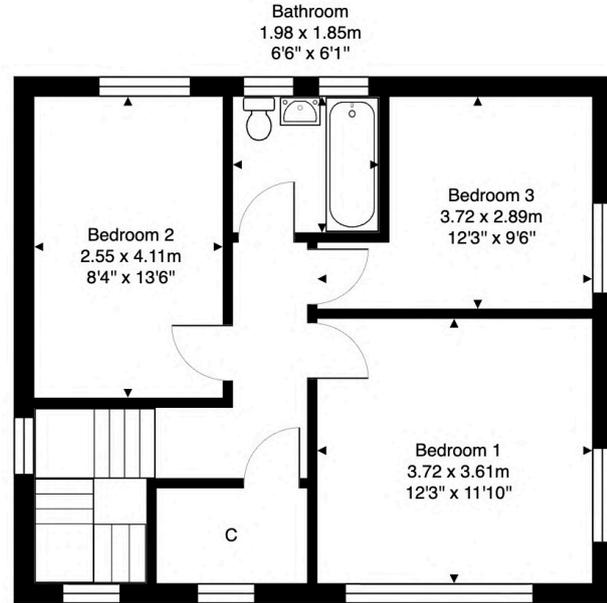




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Ground Floor



First Floor

Total Area: 106.4 m² ... 1145 ft² (excluding garage)

All measurements are approximate and for display purposes only.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services. The property is being sold as seen.

Council Tax band F

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



Edinburgh
58 Morrison St
EH3 8BP
0131 270 7777

Glasgow
50 George Sq
G2 1EH
0141 242 6060

Haddington
14 Court St
EH41 3JA
01620 824 016

Lerwick
Nordhus,
Business Park
ZE1 0LZ
01595 695 262

Kirkwall
N8 Laing
Street
KW15 1NW
07484 906 800

AS Anderson Strathern
residential@andersonstrathern.co.uk