

5 THE PADDOCK

SETON MAINS, LONGNIDDRY, EAST LoTHIAN, EH32 0PG

Nestled amongst attractive enclosed gardens in a peaceful rural community, this charming detached home offers two levels of spacious, versatile accommodation with three double bedrooms, three shower rooms, and sociable interconnected living spaces. Allocated parking and easy access to local amenities, the coast, and rail links bring excellent everyday convenience to this appealing country residence.





— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton

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Property Name

5 The Paddock

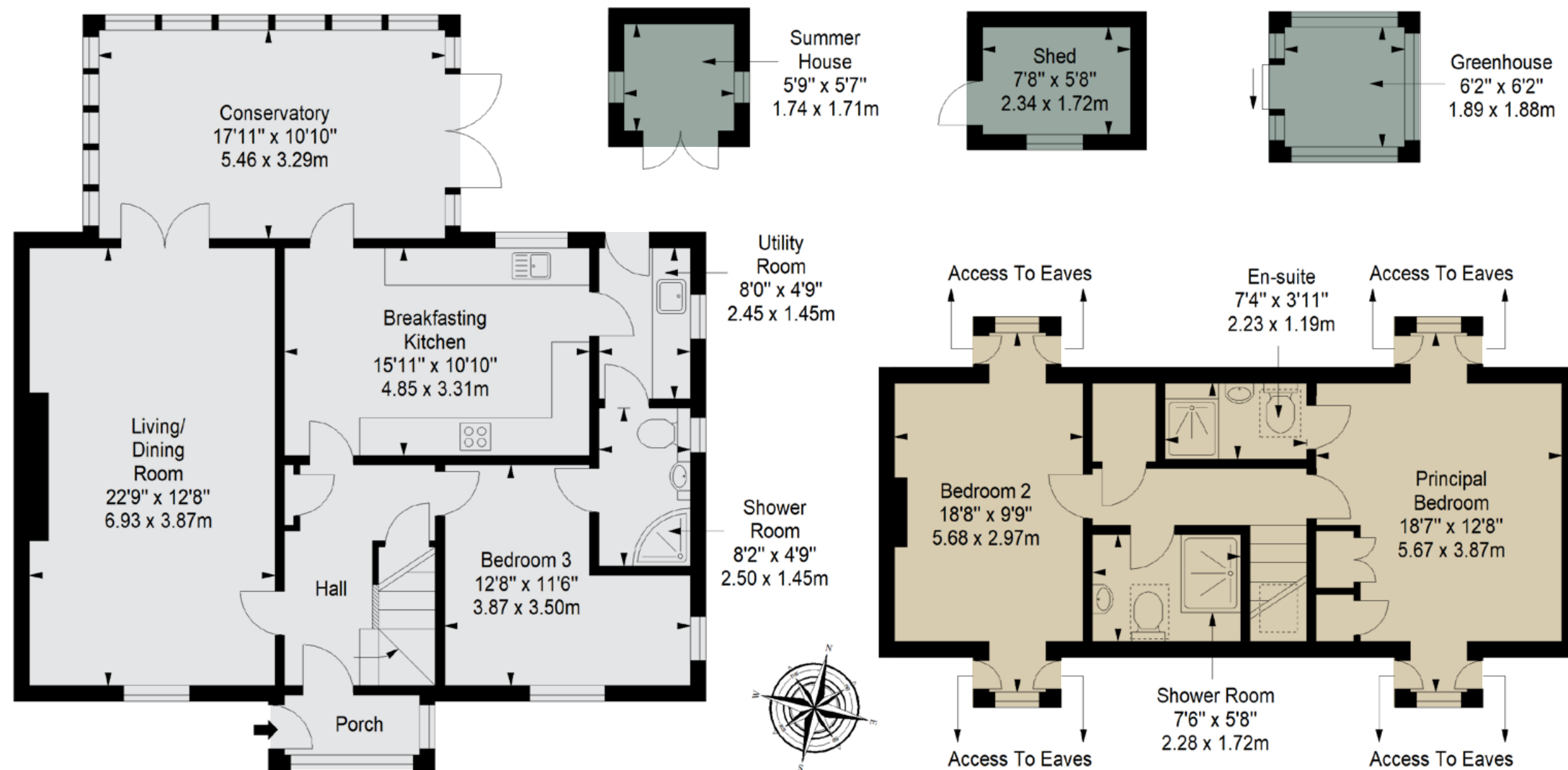
Location

Longniddry, East Lothian, EH32 0PG

Approximate total area:

140.6 sq. metres (1513.5 sq. feet)

 - Ground Floor  - First Floor  - Externals



CHARMING COUNTRY HOME

close to the coast and rail links



The historic farm settlement of Seton Mains lies just over a mile from the village of Longniddry, a sought-after location known for its beautiful sandy beach and convenient selection of amenities, including rail links connecting to central Edinburgh in around 20 minutes. Behind its inviting rendered façade and pantiled roof, punctuated by dormer windows, the move-in-ready property offers generous, well-proportioned interiors with a calm neutral palette providing an elegant backdrop for a purchaser's own style.

GENERAL FEATURES

- Charming detached country home in peaceful Seton Mains
- Just over a mile from Longniddry village, beach, amenities, and rail links
- Spacious and versatile accommodation arranged over two levels
- Bright, well-proportioned interiors with appealing dormer character
- Excellent flexibility for families, guests, or multi-generational living
- Home Report value - £475,000
- EPC Rating - D | Council Tax band - F

ACCOMMODATION FEATURES

- Glazed entrance porch and welcoming hall with built-in storage
- Generous south-facing living/dining room with a living-flame fire
- Large adjoining conservatory with direct garden access
- Bright country-inspired breakfasting kitchen with integrated appliances
- Separate utility room with a Belfast sink and garden access
- Ground-floor double bedroom with convenient adjoining shower room
- Principal double bedroom with built-in wardrobes, eaves storage, and en-suite shower room
- Further first-floor double bedroom with eaves storage
- Additional skylit shower room on the first floor
- Gas central heating and double glazing

EXTERNAL FEATURES

- Beautifully established and enclosed private gardens
- Mature and fruiting trees, colourful borders, lawn, and seating areas
- Charming timber summer house, greenhouse, and garden shed
- Allocated private parking



5 The Paddock



A BRIGHT WELCOME

The glazed entrance porch draws natural light into the welcoming hall, which features useful built-in storage and soft carpeting that flows into the main reception room.



THE RECEPTION ROOMS





Sun-filled reception room and adjoining conservatory

Spanning nearly seven metres and enjoying a favourable south-facing position, the generous reception room provides a flexible space for relaxed seating and dining, centred around a contemporary living-flame fire for cosy ambience in the colder months. French doors extend the room into a large conservatory, featuring warm timber flooring and wraparound glazing framing leafy garden views. Equally suited to summer dining, relaxation, work, or play, it opens directly to the garden.





Country-inspired
BREAKFASTING KITCHEN





The conservatory and hall connect to a bright breakfasting kitchen, well-appointed with an extensive range of ivory-toned cabinetry, generous downlit worktop space, and a complementary tiled splashback. An integrated dishwasher, fridge, freezer, gas hob, and double oven are included, while, along with space for a freestanding fridge freezer. a separate utility room provides further practical storage, a deep Belfast sink, plumbed space for laundry appliances, and direct garden access.





WELL-APPOI

Principal suite



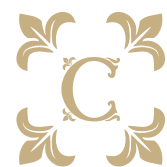
Positioned on the first floor, the carpeted principal bedroom enjoys cosy dormer character and a coombed ceiling. It benefits from built-in wardrobes, access to eaves storage, and a skylit en-suite shower room finished with attractive contemporary tiling.

THE GROUND-FLOOR BEDROOM



Useful for guests or multi-generational living

The remaining two bedrooms are also carpeted doubles. The ground-floor bedroom benefits from direct access to the adjoining shower room, which is also reached from the utility, making it particularly useful for guests or multi-generational living.



UPSTAIRS

bedroom and bathroom

Upstairs, the second double bedroom enjoys dormer character and eaves storage, with convenient use of a neighbouring skylit shower room. A bright first floor landing provides further storage.



A vibrant garden scene featuring a large, leafy tree on the left, a wooden shed with a red door in the center, and a house with a red-tiled roof in the background. The garden is filled with various plants, including a yellow conifer and a wooden trellis structure on the right. The foreground shows a green lawn and a stone path.

DELIGHTFUL

established gardens and allocated parking



THE GARDENS ARE A PARTICULAR HIGHLIGHT



*lawn, sheltered
seating areas,
and collection of
fruiting trees*

The enclosed gardens are a particular highlight of the home, beautifully established with lawn, sheltered seating areas, and a delightful collection of mature and fruiting trees, shrubs, and colourful planting, creating a wonderfully private, leafy setting.

A shed, greenhouse, and charming timber summer house add further appeal, while allocated parking completes the property.



LONGNIDDRY, EAST LoTHIAN





Seton Mains lies just over a mile from the picturesque East Lothian village of Longniddry, popular with commuters heading to Edinburgh thanks to its excellent road and rail transport links to the capital. The village enjoys a wide range of local amenities, including independent shops, a supermarket, traditional pubs, cafes, and restaurants. There are also further amenities available in nearby Musselburgh. Longniddry Community Centre, which houses the library, also offers a wide range of arts and leisure activities for the local community. Nursery and primary education are provided locally, with secondary education at Preston Lodge High

School in Prestonpans. Like many coastal locations in East Lothian, Longniddry benefits from an idyllic stretch of coastline. Known as Longniddry Bents, the local beach is also part of the John Muir Way coastal walk. A haven for golfers, Longniddry enjoys a wealth of renowned courses too, including the prestigious Muirfield Golf Club, which is just a short drive away. Furthermore, East Lothian is popular with outdoor enthusiasts, offering excellent cycle routes along quiet back roads that take in the area's many beautiful beaches and historic castles. Edinburgh Waverley station is just over 20 minutes away by rail and 30 minutes by car.

LONGNIDDRY

SCHOOLS

State Schools: Longniddry Primary School, Preston Lodge High School (in Prestonpans)

Independent Schools: Loretto School in Musselburgh

CULTURE

Gosford House, Redhouse Castle, Wemyss Mausoleum

SHOPPING

A range of local amenities, including independent shops and a supermarket, with further amenities nearby.

#1

AN EXCLUSIVE VILLAGE WITH A BEAUTIFUL SETTING BY THE COAST AND COUNTRYSIDE

LOCATION



A sought-after East Lothian village

TRANSPORT



Bus – 109, 111, 111A, 124, X5

Train Station –

Longniddry (1.7 miles)

Airport – Edinburgh

International (19.7 miles)



SPORTS

Longniddry Golf Club, Muirfield Golf Club, Harelaw Equestrian Centre, and Longniddry Tennis Club

FOOD & DRINK

A selection of traditional pubs, cafes, eateries and restaurants

PARKS

Longniddry Bents, John Muir Way coastal walk, Canty Burn, King's Park Recreation Grounds

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To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

74 St Stephen Street, Edinburgh, EH3 5AQ
0131 225 5007
info@cullertonsproperty.co.uk
www.cullertonsproperty.co.uk



— *Property Consultants*

MARINA FERBEJ



TERRY THOMSON



For further information on this property, or to arrange a viewing, contact Marina or Terry, who will both be delighted to assist you.

07740 985812
marina@cullertonsproperty.co.uk

— *About Marina*

Marina is a dedicated Real Estate Consultant, with over five years of experience in real estate and 29 years in the hospitality and travel industry—where she successfully ran her own business—Marina brings a wealth of expertise and a personal touch to every buying and selling transaction.

A lifelong resident of Edinburgh, Marina enjoys travelling, both in Scotland and abroad. She loves walks with Betty, her Cockapoo, and dining out with family and friends, especially weekend breakfasts at Patina. Of Italian and Ukrainian descent, Marina's rich heritage adds depth to her personable approach.

07977 904411
terry@cullertonsproperty.co.uk

— *About Terry*

With extensive experience in property, portfolio management, and real estate, Terry possesses in-depth market knowledge and a keen understanding of the industry. In addition, his 28-year career as an MD for a retail company, and years in the construction industry have further enhanced his expertise in real estate development and management.

Beyond work, Terry lives in Edinburgh and enjoys golf, football, and paddle tennis, as well as performance drives with fellow Porsche enthusiasts. A lover of fine dining, his favourite spots include Dishoom and Cool Jade, and he relishes socialising with his wide circle of friends and neighbours.



CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

WWW.CULLERTONSPROPERTY.CO.UK

INFO@CULLERTONSPROPERTY.CO.UK



SCAN TO DISCOVER MORE

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