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2 NORTH COTTAGE SOUTHFIELD

LONGNIDDRY, EAST LoTHIAN, EH32 0PL

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Enjoying a peaceful and rural setting, 2 North Cottage is a charming semi-detached home nestled in the heart of the picturesque East Lothian countryside, within easy reach of the popular village of Longniddry and the county town of Haddington. Beautifully presented throughout, the property offers stylish and versatile accommodation with a well-balanced layout, further enhanced by breathtaking open views across the Firth of the Forth towards Fife.

Externally, there is a delightful mature wraparound garden, a detached garage and generous driveway parking.

KEY FEATURES



Beautifully presented, well proportioned semi-detached cottage



Four double bedrooms, one with ensuite



Delightful, well established wraparound private garden



Detached garage and driveway parking



Idyllic countryside setting within easy reach of local amenities



Stunning rural and sea views



EPC Rating - D



Council Tax Band - G





The well-proportioned accommodation is arranged over two levels. On the ground floor, an entrance hallway leads to a spacious sitting room featuring a wood-burning stove as an attractive focal point, which flows seamlessly into the open plan kitchen and dining area, complete with integrated appliances and ample space for entertaining. A bright conservatory, with French doors opening onto the garden, provides a wonderful additional living space. The ground floor also hosts a dual aspect principal bedroom with a stylish en suite shower room, a second double bedroom and a contemporary family bathroom.

Upstairs, a carpeted staircase leads to a generous upper hall, offering a flexible space ideal for a family area or home working. Two further double bedrooms, both with built-in wardrobes, are located on this level. The property also benefits from excellent eaves storage, double glazing throughout, superfast speed broadband and a recently installed air source heat pump for efficient modern living.



THE LOCAL AREA

Longniddry is a picturesque village situated in East Lothian which offers a peaceful and family-friendly community. Just a stone's throw from the breathtaking coastline, residents can enjoy scenic walks along the beach and in Longniddry Dean, while the village itself boasts a wealth of local amenities and lovely parks.

The village has a well-regarded primary school, the newly opened Longniddry Steading which provides a Margiotta, gym and coffee shop, in addition to a good range of local shops, which include a Co-op, post office, pharmacy, as well as a traditional pub, library, golf club and tennis courts.

For those commuting into Edinburgh, Longniddry is well-served by road and rail links, making it an excellent location for professionals seeking a peaceful retreat without sacrificing convenience. The train journey to Edinburgh takes less than 20 minutes and the train station is within a short walk of the house. The A1 is also within a 5 minute drive. With its combination of natural beauty, excellent facilities, and a strong sense of community, Longniddry truly stands out as an exceptional place to live.

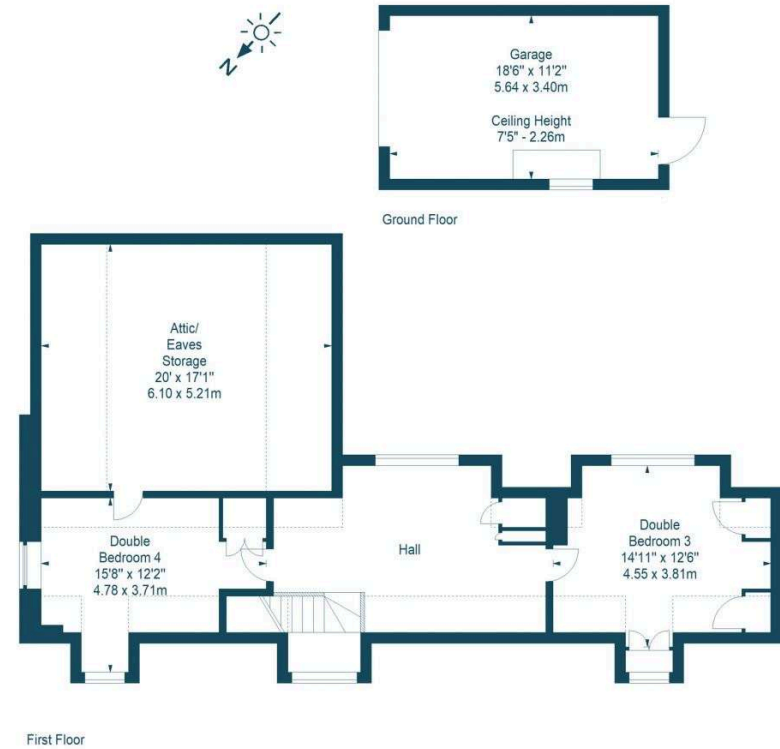
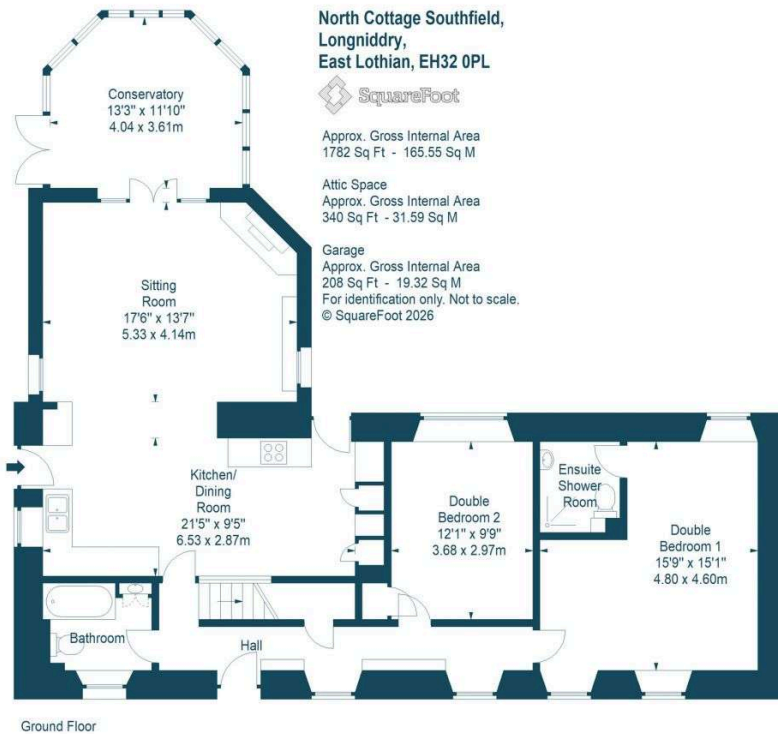
EXTRAS

All fitted carpets, fitted floor coverings, blinds, light fittings, induction hob, oven, microwave, fridge/freezer, dishwasher, washing machine and two garden sheds are included in the sale price.

HOME REPORT VALUATION: £620,000







GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.