





Welcome

Welcome to Seton Road, situated in the highly desirable coastal village of Longniddry, this attractive detached bungalow occupies a substantial plot offering spacious, flexible accommodation with excellent potential for further development. The property is surrounded by beautifully maintained mature gardens, creating a private and tranquil setting. A particular feature of the property is the large attic space, which offers significant scope for conversion, subject to the necessary consents. This property is likely to appeal to a wide range of buyers, downsizers will appreciate the single-storey accommodation and generous garden grounds, while families may be attracted by the potential to extend. The sizeable plot and development possibilities will also be of interest to those seeking a property with scope to add value and create a bespoke residence in one of East Lothian's most desirable villages. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance vestibule
- Reception hallway
- Living room
- Dining room
- Fully fitted kitchen
- Conservatory
- Three bedrooms, one with en-suite shower room
- Large attic
- Impressive bathroom
- Gas central heating
- Double glazing
- Garage and driveway
- Beautiful gardens
- On street parking







Longniddry

Seton Road enjoys a desirable setting within the sought-after coastal village of Longniddry, one of East Lothian's most popular residential locations. The village offers an excellent range of local amenities including shops, cafés, restaurants, a primary school, golf course, and a beautiful sandy beach, all within easy reach. Longniddry is renowned for its attractive coastline, scenic walking and cycling routes, and strong sense of community, making it an ideal location for families, professionals, and retirees alike. The village benefits from excellent transport links, with Longniddry railway station providing regular services to Edinburgh, while the nearby A1 offers convenient road access to the city and beyond. Surrounded by East Lothian's picturesque countryside and coastline, residents can enjoy a wealth of outdoor pursuits, including golf, sailing, and coastal walks, while remaining within easy commuting distance of Edinburgh. Combining village charm with superb connectivity, Seton Road offers an outstanding lifestyle in one of Scotland's most desirable coastal locations.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted and all integrated appliances. No warranty applies to any integrated appliances or any other movable items included in the sale.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

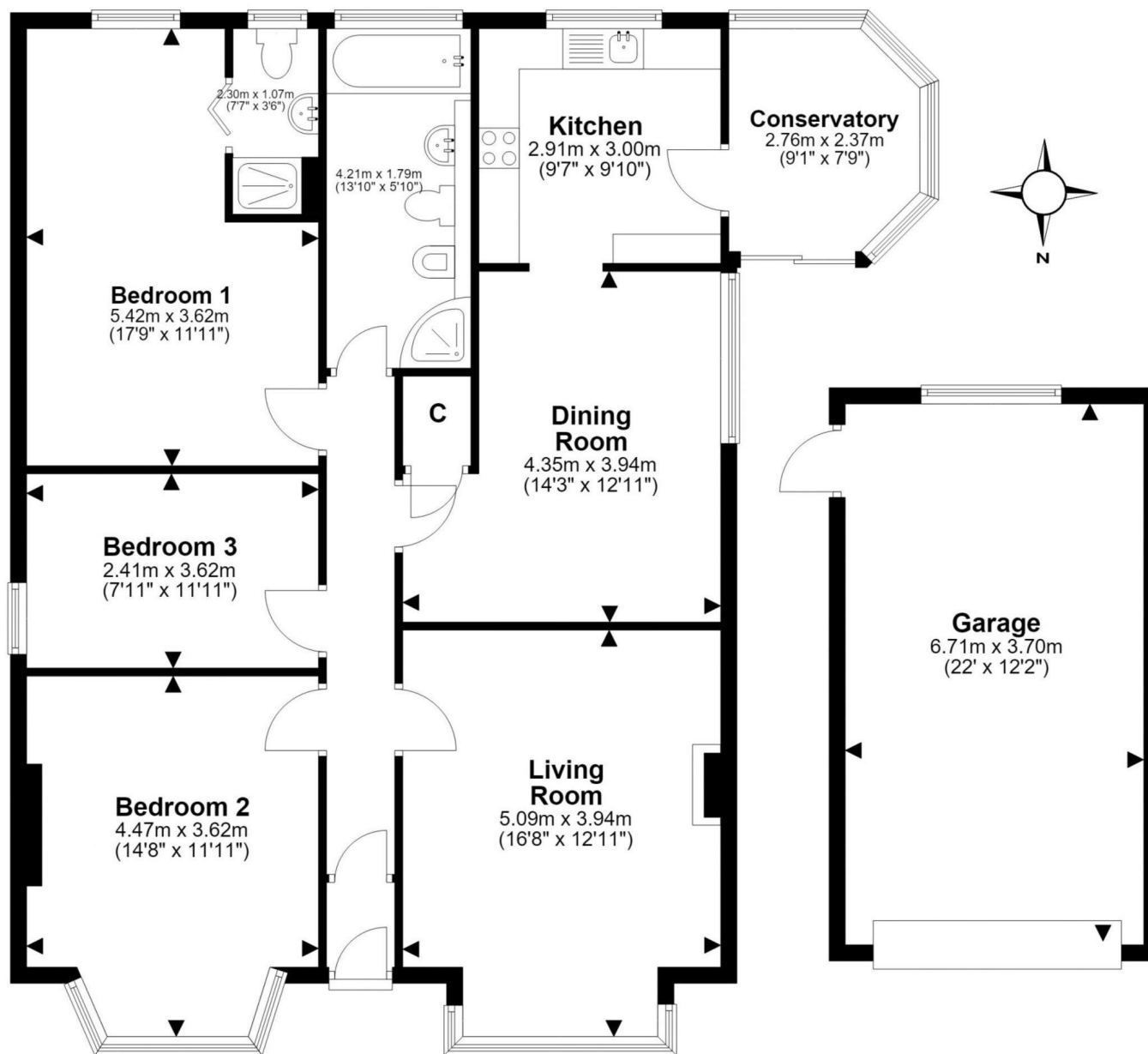
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the 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 Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.