



FOREST LODGE

Longniddry, East Lothian



AN EXCEPTIONAL DETACHED FAMILY HOME WITH SWEEPING GOLF COURSE AND SEA VIEWS

Summary

- Impressive detached family house set within attractive garden grounds extending to approximately half an acre
 - Beautifully presented interior with flexible accommodation over two levels
- Open and far reaching views across Longniddry Golf Course towards the Firth of Forth and Fife
- Generous reception spaces including a family room with direct access to a large patio terrace
 - Well-proportioned kitchen/dining room forming the heart of the home
- Four bedrooms, including an exceptional principal suite with dressing room, en suite bathroom and private balcony
 - Study with access to roof terrace, ideal for home working or quiet retreat
 - Integral double garage with additional boiler room and store
- Large garden with mature trees and shrubs, fruit trees and expansive lawns

Approximately 0.44 acres in total

LOCATION

Longniddry is a highly regarded and sought after coastal village in East Lothian, prized for its strong sense of community, enviable setting and excellent connectivity to Edinburgh. The village offers a good range of day to day amenities including Longniddry Primary School, local shops, cafés and restaurants, a golf club and railway station, all of which contribute to its popularity with families and commuters alike.

Secondary schooling is available at the highly regarded North Berwick High School, approximately six miles to the east, while a number of well respected private schools are within easy reach, including Loretto School in Musselburgh at around nine miles. Edinburgh's extensive selection of independent schools is also readily accessible by road or rail.

The property occupies a particularly attractive position overlooking Longniddry Golf Course, with open, uninterrupted views extending across the Firth of Forth towards the Fife coastline. This peaceful setting is complemented by immediate access to East Lothian's renowned outdoor lifestyle, with sandy beaches, coastal walks and open countryside all close at hand. Sailing, walking, cycling and riding are all popular locally, while the area is internationally recognised for its exceptional golf, with world class courses including Muirfield, Gullane, North Berwick, Renaissance and the prestigious Archerfield Links all within easy reach.

Further amenities are available in the nearby seaside town of North Berwick, approximately 15 to 20 minutes by car, which offers a vibrant High Street, cafés, restaurants, a yacht club and beautiful beaches. The county town of Haddington, around 15 minutes away, provides a wider range of shops, supermarkets and services.

Longniddry railway station offers regular services to Edinburgh Waverley, with typical journey times of around 25 minutes, making the village particularly attractive for those working in the city. Road links via the A1 provide swift access to central Edinburgh, the Borders and beyond, while Edinburgh Airport is approximately 30 minutes by car.



East Lothian is widely celebrated for its exceptional quality of life, combining beautiful coastline, unspoilt countryside, thriving villages and towns and an excellent choice of schooling, all within close proximity to Scotland's capital.

THE PROPERTY

A beautifully presented detached family home set within attractive garden grounds extending to approximately half an acre, enjoying open views across Longniddry Golf Course and towards the Firth of Forth and Fife coastline.

This impressive property is presented in pristine order throughout and offers generous, well balanced accommodation arranged over two levels. Designed to take full advantage of its elevated position and outlook, the house combines flexible family living with elegant reception space and direct access to the surrounding gardens.



The approach is welcoming, leading to a bright entrance vestibule and hall which set the tone for the quality and scale of accommodation found throughout. The heart of the home is the expansive kitchen and dining room, thoughtfully designed for everyday family life and entertaining. This links seamlessly to the family room, where wide glazed doors open onto a spacious patio terrace, perfectly positioned to enjoy the uninterrupted views across the golf course.

The principal reception rooms are complemented by a drawing room positioned on a raised half landing between ground and first floor, providing a refined setting and an elevated vantage point with far reaching coastal views. A study with direct access to a roof terrace provides an ideal space for home working or quiet retreat.

Bedroom accommodation is flexible and generous, with the majority enjoying garden or open outlooks. The principal bedroom suite is particularly notable, benefitting from a dressing room, en suite bathroom and private balcony.





GARDEN AND GROUNDS

The property is set within mature garden grounds extending to approximately 0.44 acres. The gardens are predominantly laid to lawn, bordered by established borders and mature trees.

The rear garden is particularly attractive, gently sloping away from the house and interspersed with an abundance of fruit trees. From the family room, a generous terrace provides an exceptional outdoor entertaining space, enjoying uninterrupted views across Longniddry Golf Course and towards the Firth of Forth and Fife beyond.



GENERAL REMARKS

EPC Rating: D

Viewings: Strictly by appointment with Knight Frank – 0131 222 9600

Directions

What3Words: ///inserted.rehearsed.minute

Postcode: EH32 0LF

Services: Mains gas, electricity, water and drainage.

Local Authority: East Lothian Council

Council Tax: Band H

Fixtures & Fittings: Fitted floor coverings, integrated appliances and light fittings are to be included within the sale. Curtains may be available by separate negotiation.

Servitude rights, burdens and wayleaves: The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers: Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date, but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit: A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

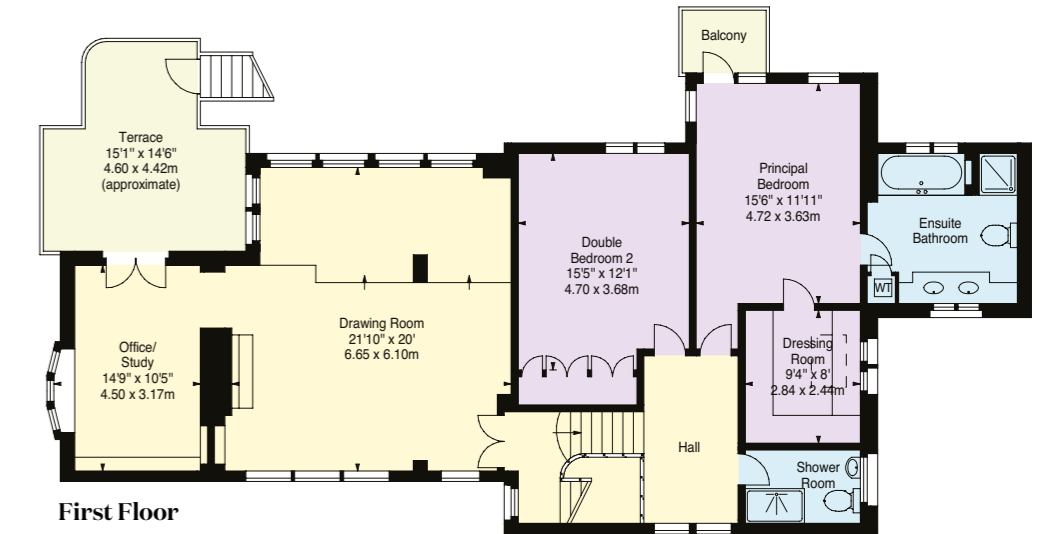


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor

Approximate Gross Internal Area
3616 Sq Ft - 335.93 Sq M
(Including Stores, WC & Double Garage)



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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