

COULTERS[©]

7 LEGATE ROAD

LONGNIDDRY, EAST LoTHIAN, EH32 0FL

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Located in the popular East Lothian coastal town of Longniddry, 7 Legate Road is a beautifully presented three bedroom end of terrace house.

Peacefully situated within the highly desirable 'Longniddry Village' development, the property has a host of local conveniences within a short walk including a Margiotta, gym, coffee shop, Coop and train station.

Externally the property boasts a south-west facing garden which has established flower beds and a vegetable patch and a carport which can be accessed via a door at the bottom of the garden.



Beautifully presented end of terrace house.



Three bedrooms, one with ensuite showerroom.



Sitting room leading to a kitchen/dining room with French doors to the garden.



Extremely sunny south-west facing rear garden.



Carport with electricity and door to the garden.



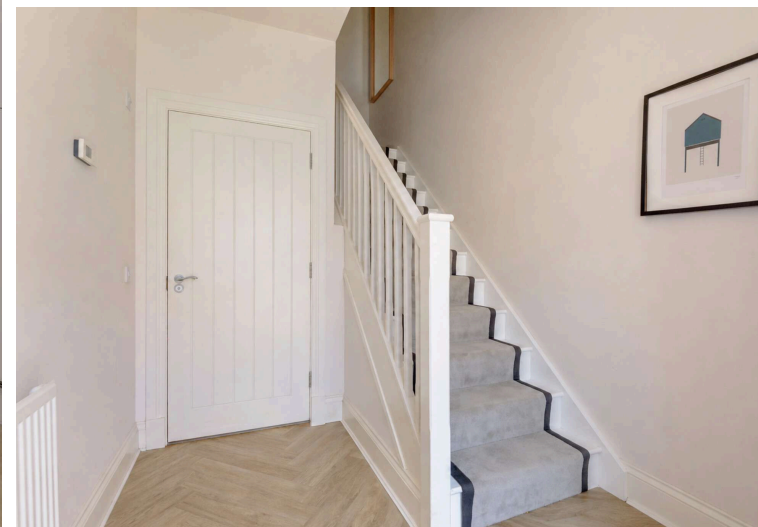
Situated in highly desirable Longniddry Village development.



EPC Rating - B



Council Tax Band - E

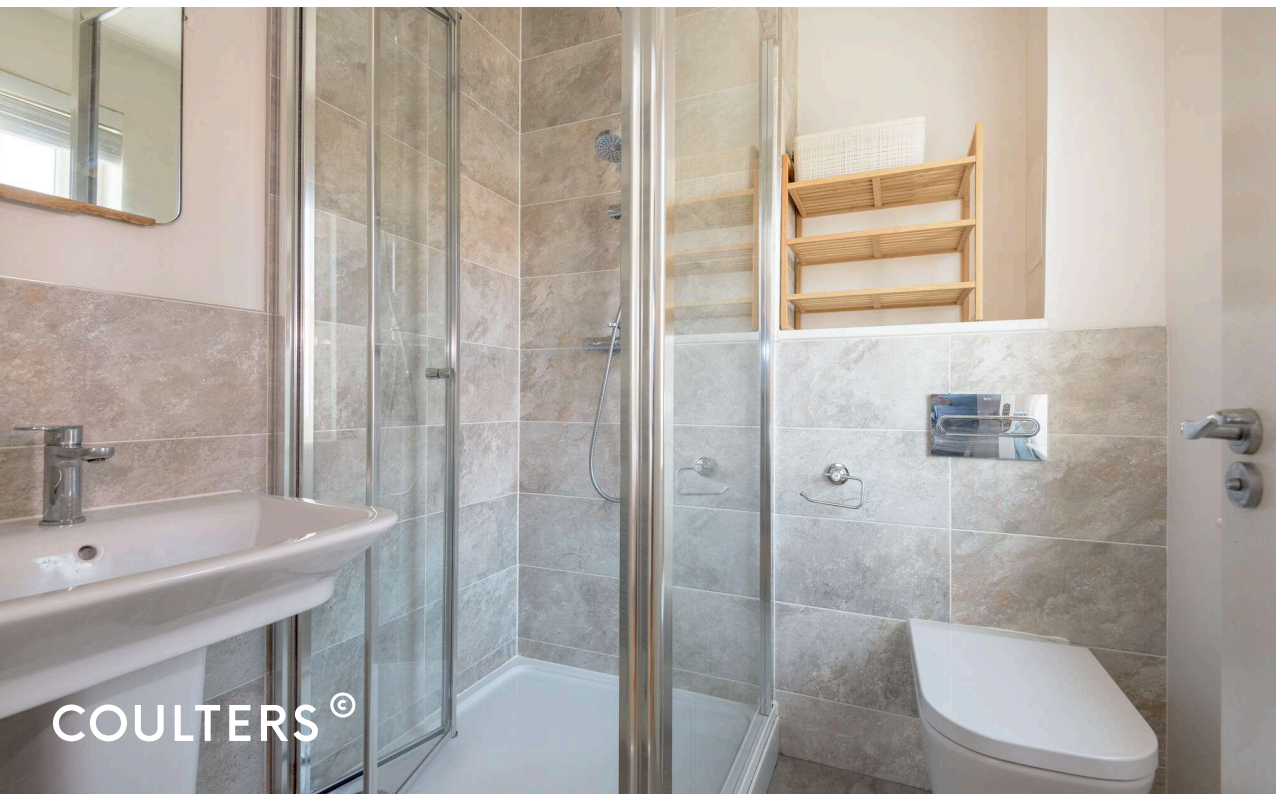


Internally, the quality finishes, high ceilings and appealing layout are complimented by natural light and neutral decor.

The well proportioned accommodation comprises a welcoming hallway with utility/WC and understair storage cupboard; delightful sitting room leading to the bright and stylish kitchen/dining room fitted with a range of units, a breakfast bar and ample room for a large dining table. French doors lead out to the rear garden. The ground floor has been laid with a stunning herringbone LVT flooring in all rooms except the WC/utility which has a tiled floor.

Upstairs the landing has a large storage cupboard which leads to a principal bedroom with built-in wardrobes and an en-suite showerroom, a second double bedroom, bedroom 3 and a family bathroom. All of the bedrooms have Khars oak flooring whilst the ensuite and bathroom have tiled floors.





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.

Longniddry has a well-regarded primary school, as well as a range of shops, a traditional pub, coffee shop, library, golf club and tennis courts. The shops, which cater for most everyday needs, include a Co-op, post office and pharmacy.

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 and kitchen appliances are included in the sale price. The shed in the rear garden is also included.

The property is double glazed and has gas central heating. Ross & Liddle are the factors with monthly fees of £15.

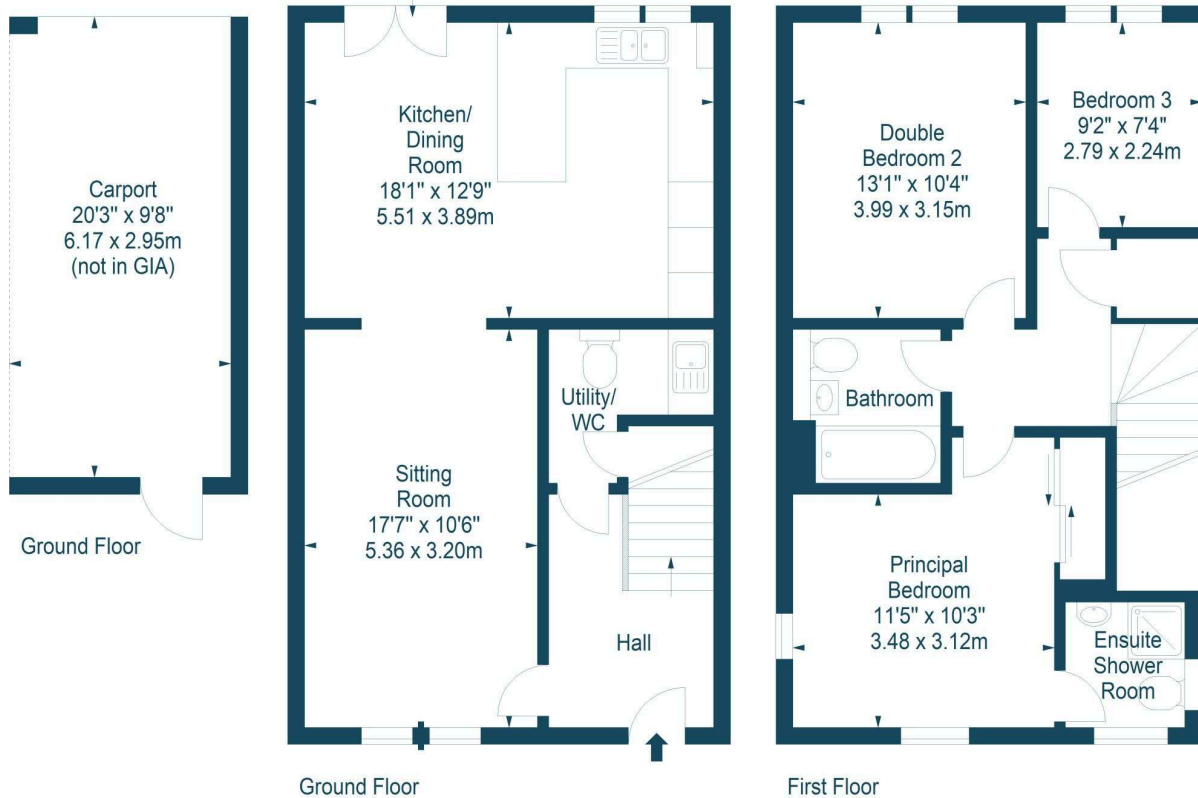
HOME REPORT VALUATION: £435,000



Legate Road,
Longniddry,
East Lothian, EH32 0FL



Approx. Gross Internal Area
1116 Sq Ft - 103.68 Sq M
For identification only. Not to scale.
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0131 603 7333



enquiries@coultersproperty.co.uk

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.