



8 Charteris Court

Longniddry, EH32 0NU



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132sqm

EPC

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AS Anderson
Strathern

8 Charteris Court

Longniddry, EH32 0NU

Located just minutes from Longniddry's High Street, 8 Charteris Court is a delightful detached family home offering generous accommodation, a flexible layout, and excellent potential for growing families.

The side entrance opens into a welcoming vestibule, leading through to a spacious hallway. To the right, a bright southwest-facing living and dining room provides an impressive, versatile space. This room connects directly to the kitchen, which is fitted with a wide range of floor and wall-mounted units, integrated appliances, and a convenient door leading out to the driveway.

To the rear of the ground floor, two further adaptable rooms are currently set up as a dining room and a home office. The office has been thoughtfully designed to include an ensuite shower room and offers direct access to a sunny conservatory overlooking the garden.

Upstairs, the principal bedroom enjoys a peaceful position to the rear and features two built-in double wardrobes. The second bedroom, located to the front, benefits from both double and single built-in wardrobes. A modern family shower room, a large storage cupboard, and access to the eaves complete the upper level.

The rear garden is a particular highlight, offering a high degree of privacy along with a variety of mature shrubs and trees. The front garden is attractively planted with flowering borders, hardy shrubs, and space for additional pots and planting.

Externally, the property benefits from a long driveway to the side plus a large store with utility area, an up-and-over door and access to the rear garden. Additional features include double glazing, gas central heating, and a partly floored storage attic.

While the property would now benefit from some modernisation, it offers an excellent opportunity to create a truly stunning family home that can be enjoyed for many years to come.

Property features

- Southwest-facing living/dining room
- Lovely mature gardens
- Conservatory
- Flexible layout
- Utility room
- Ample storage
- Fantastic potential
- Long driveway
- Gas central heating
- Double glazing





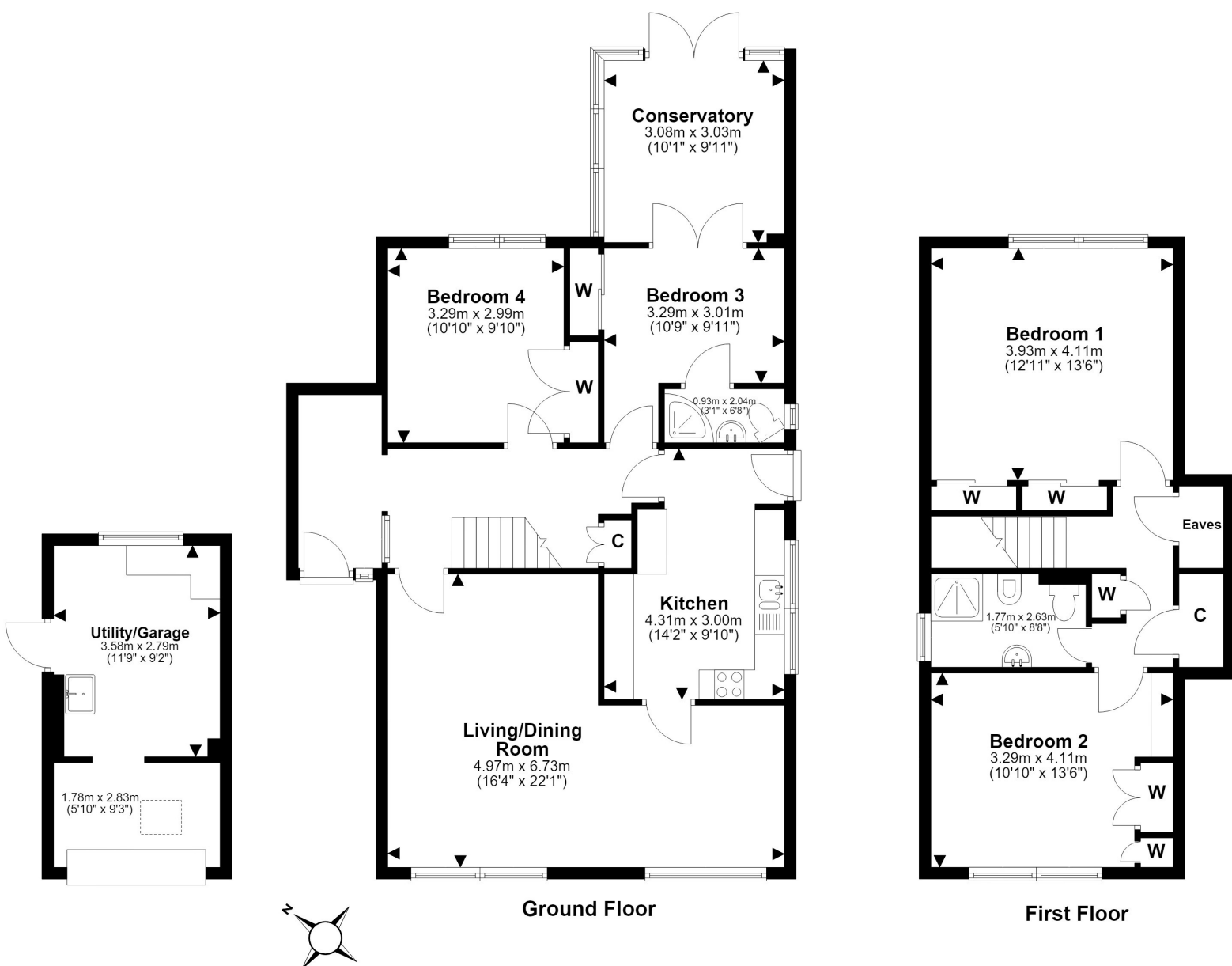


Location

Longniddry offers an excellent quality of life within easy reach of Edinburgh, with regular rail links making it a practical choice for commuters and families, including those travelling to schools in the city. The nearby coastal town of North Berwick is just one stop away by train and is also served by regular bus routes. The village combines coastal charm with a strong community feel, featuring attractive green spaces, parkland, and a network of walking routes, including access to the popular Longniddry Bents shoreline. Golfers are particularly well served, with Longniddry Golf Club close by, alongside renowned courses at Aberlady and Gullane. Everyday amenities include local shops, a Co-op, Post Office, pharmacy, library, café facilities, and leisure provisions such as tennis courts and a playpark. Further shopping is available in nearby Port Seton and Haddington. Longniddry Primary School is well regarded, with additional private schooling options within easy reach. Recent additions, including The Steading at Longniddry Farm, enhance the offering with a food market, café, and cookery school, reinforcing the village's appeal as a well connected and welcoming place to live.







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.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

The property is strictly sold as seen.

Council Tax band F

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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