

COULTERS[©]

64 DOUGLAS ROAD

LONGNIDDRY, EAST LoTHIAN, EH32 0LJ

 4 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

64 Douglas Road offers a fantastic opportunity to purchase a well-located family home, bursting with potential and just a few minutes walk from the beach and train station.

Nestled in a matured and peaceful part of the popular village of Longniddry, this 4 bedroom detached house boasts superb front and rear gardens, large garage and driveway and excellent possibilities to enhance and develop the space.

KEY FEATURES



Superb detached house on quiet residential street.



Four double bedrooms.



Sitting room, dining room and breakfasting kitchen.



Lovely private front and rear gardens.



Large driveway and garage with electric door.



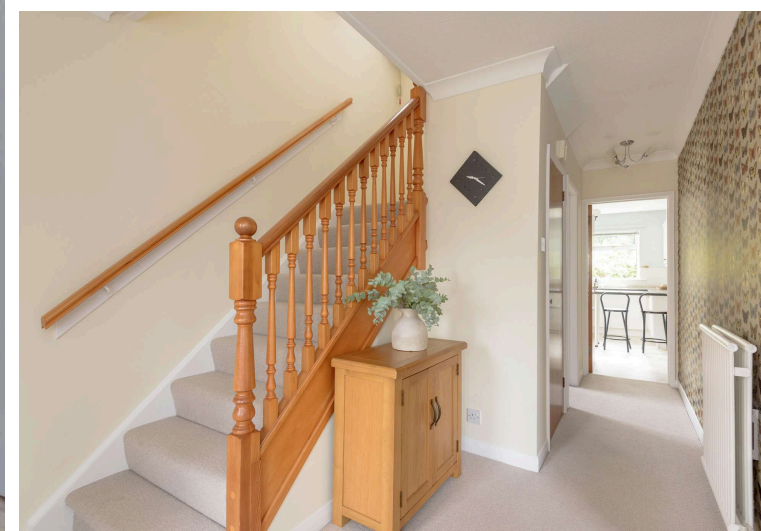
Excellent location, 5 minutes from beach and station.



EPC Rating - D



Council Tax Band - G



The house is situated on the section of Douglas Road that is a cul-de-sac and therefore has very little passing traffic whilst to the rear, the house backs onto grass land.

The accommodation is set over two levels with the ground floor comprising- entrance vestibule; hallway with under stair cupboard and WC; spacious sitting room with living gas flame fireplace, with sliding doors leading to the dining room; breakfasting kitchen with integrated appliances, breakfast bar and door to the rear garden and garage.

A carpeted staircase leads to the first floor which comprises - double bedroom 1 with fitted wardrobe; three further double bedrooms; and family bathroom with separate shower cubicle.





MORE INFORMATION

The floored loft can be accessed via a Ramsay-style ladder from the upstairs landing.

The property has a traditional gas central heating system with a hot water tank and double glazing is fitted throughout.

Externally, there is a lovely, enclosed garden to the rear, accessed from the kitchen or side gate. To the front there is a further good sized area of lawn.

A large driveway leads to the garage which has an electric up-and-over door and offers excellent storage space.

It may be possible to extend the house by incorporating the garage or building over it (subject to the necessary planning and building consents).





An aerial photograph of a coastal town. A main road runs diagonally from the bottom left towards the center. To the left of the road is a dense residential area with many houses. To the right of the road is a large green field, likely a golf course, with several houses scattered around. In the background, there is a large body of water, possibly a bay or sea, with a small island or headland visible in the distance. The sky is blue with some light clouds.

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THE LOCAL AREA

The beautiful village of Longniddry offers a desirable location just a 20 minute train ride from Edinburgh Waverley. It is popular for its long sandy beaches, variety of golf courses and range of amenities in the village centre and within the new Longniddry Steading development. Amenities include a variety of local shops, a post office, doctor's surgery, pharmacy, vets, bars and restaurants.

Primary schooling is available in the village with secondary education being available nearby in Prestonpans. Private schooling is available at The Compass School in Haddington, Belhaven in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh.

A 5 minute stroll from the house will take you to Longniddry Bents beach, or a similar walk to the train station. Frequent bus links to North Berwick and Edinburgh keep you well connected to the city, whilst embracing the sought after East Lothian lifestyle.

There are plenty of open spaces and parks, as well as the highly regarded Longniddry Golf Club, just minutes away. A good selection of local shops, cafes and other social spots give this charming village a vibrant edge.

EXTRAS

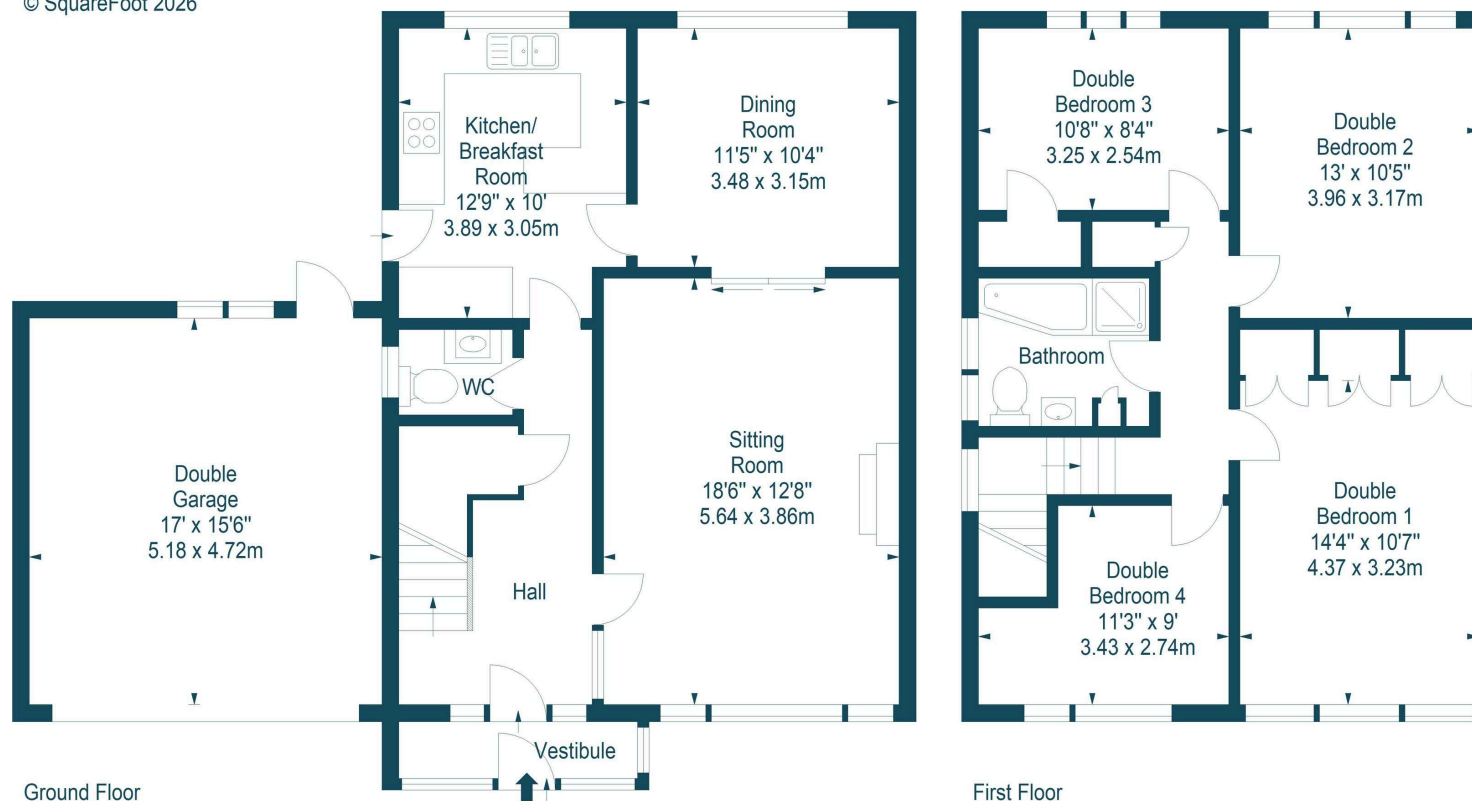
All fitted flooring, blinds and light fittings are included in the sale price as are the integrated kitchen appliances (the washing machine is excluded).

HOME REPORT VALUATION: £440,000

Douglas Road,
Longniddry,
East Lothian, EH32 0LJ



Approx. Gross Internal Area
1344 Sq Ft - 124.86 Sq M
Double Garage
Approx. Gross Internal Area
264 Sq Ft - 24.53 Sq M
For identification only. Not to scale.
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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.