



59 Forthview Road
LONGNIDDRY || EH32 0LG

warners
solicitors & estate agents



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Warners are delighted to present this generously proportioned two-bedroom semi-detached home, occupying a substantial plot with mature gardens and enjoying a bright south-facing rear aspect. Set within a quiet, established street in the highly sought-after East Lothian village of Longniddry, the property has been upgraded and remodelled by the current owners to create a thoughtfully reconfigured layout with stylish, well-balanced accommodation over two levels, ideally suited to modern living. The ground floor is centred around a spacious and welcoming living room to the front, beautifully presented in neutral tones and offering excellent flexibility for a variety of furniture arrangements. A feature fireplace creates an attractive focal point, enhancing the warm and inviting atmosphere. To the rear, the modern well equipped kitchen flows seamlessly into a stunning family/dining room extension, a superb addition to the home. Flooded with natural light from a striking large roof lantern and windows on three elevations, this impressive space feels exceptionally bright and airy. Sliding French doors provide direct access to the rear garden, creating an effortless connection between indoor and outdoor living, ideal for both everyday family life and entertaining. A useful utility area and a contemporary three-piece bathroom complete the ground floor. Upstairs, a central landing leads to two particularly generous double bedrooms, both benefiting from built-in storage and offering excellent proportions for freestanding furniture. Externally, the home boasts front, side and rear private gardens. The mature rear enjoys a sunny aspect and has been thoughtfully arranged with a good-sized patio area, an expanse of lawn and a large shed providing valuable external storage. Further benefits include gas central heating, double glazing and ample on-street parking. Offering impressive living space, quality upgrades and a superb garden setting in a desirable village location, this charming home presents an excellent opportunity for a wide range of buyers. Early viewing is highly recommended to fully appreciate the space and finish on offer.

- Two-bedroom semi-detached home in sought after Longniddry
- Welcoming entrance hallway
- Spacious living room with feature fireplace
- Open plan Kitchen/family/dining room with separate utility area
- Contemporary three-piece ground floor bathroom, shower over bath
- Two Generous double bedrooms with built in storage
- Front, side and south facing rear garden with large shed for external storage
- Gas central heating and double glazing
- Ample on-street parking

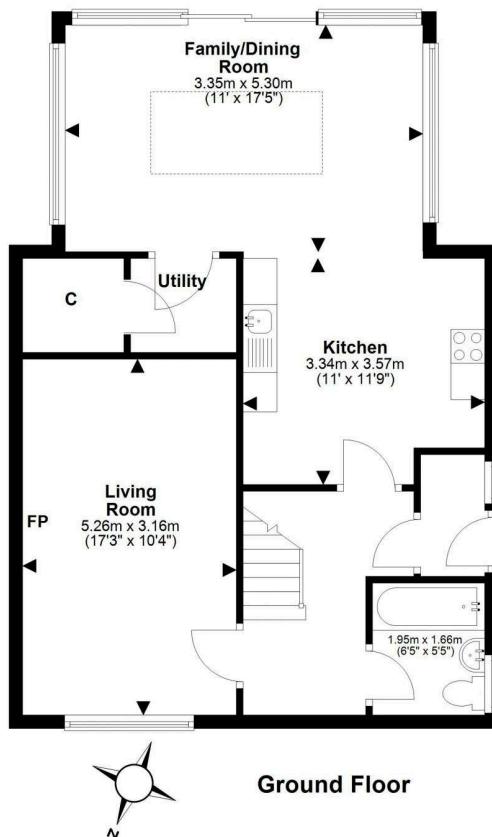
PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.



Kitchen appliances will be included in the sale of the property, including fridge/freezer and washing machine, all blinds & light fittings will also be included. EPC: D. CT: C.

The subjects are located in the popular East Lothian coastal village of Longniddry, which is well within commuting distance of Edinburgh. There are a number of shops in the village, mainly small specialist shops serving the local community. Further amenities including shopping and recreational facilities are available at nearby Port Seton, Prestonpans, Musselburgh and North Berwick. An efficient public transport network is on hand which operates throughout East Lothian and to Edinburgh, with a 'Park and Ride' rail facility close by. The city bypass and main motorway networks are also within easy reach.





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.

