

COULTERS<sup>©</sup>

# 5 MORRISON LANE

LONGNIDDY, EAST LoTHIAN, EH32 0FT

 3 BED

 2 BATH

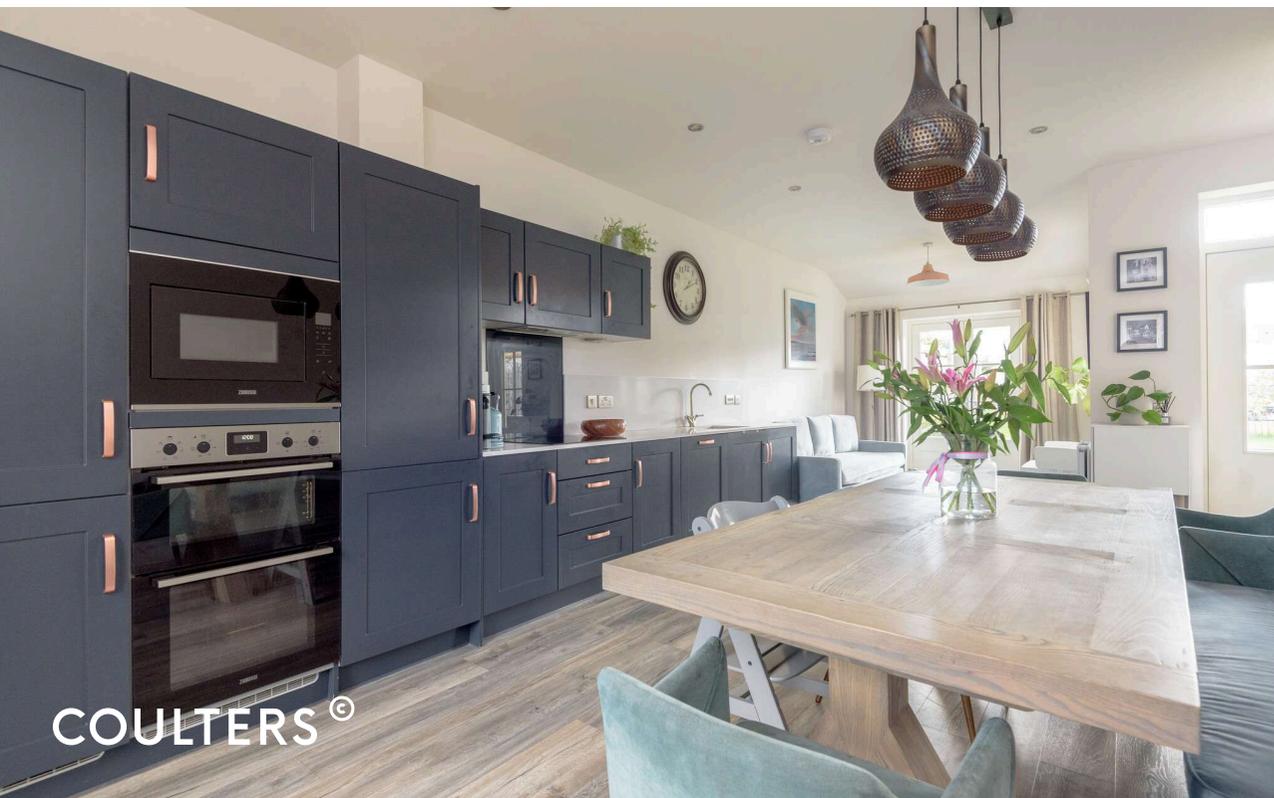
 2 PUBLIC



## TAKE A LOOK INSIDE

Located in the popular East Lothian coastal town of Longniddry, 5 Morrison Lane is a beautifully presented three bedroom terraced 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.



## KEY FEATURES



Beautifully presented terraced house.



Three bedrooms, one with an ensuite.



Sitting room with wood burning stove.



Fantastic south facing rear garden with deck.



Driveway and single garage.



Situated in highly desirable Longniddry Village development.



EPC Rating - B



Council Tax Band - F



Internally, the stylish decoration, quality finishes, high ceilings and appealing layout are complimented by natural light from south facing windows in most rooms.

The well proportioned accommodation comprises a welcoming hallway; delightful sitting room with a wood burning stove; stylish kitchen/dining/garden room fitted with a range of units and ample room for a dining table and sofa with French doors leading the the rear garden; and a utility room/cloakroom with WC.

Upstairs the principal bedroom has built in wardrobes and an en-suite showerroom, two further bedrooms and a family bathroom. The landing has ample space to accommodate a home office.





Externally the property boasts a landscaped south facing garden, paved driveway and single garage.

## 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.

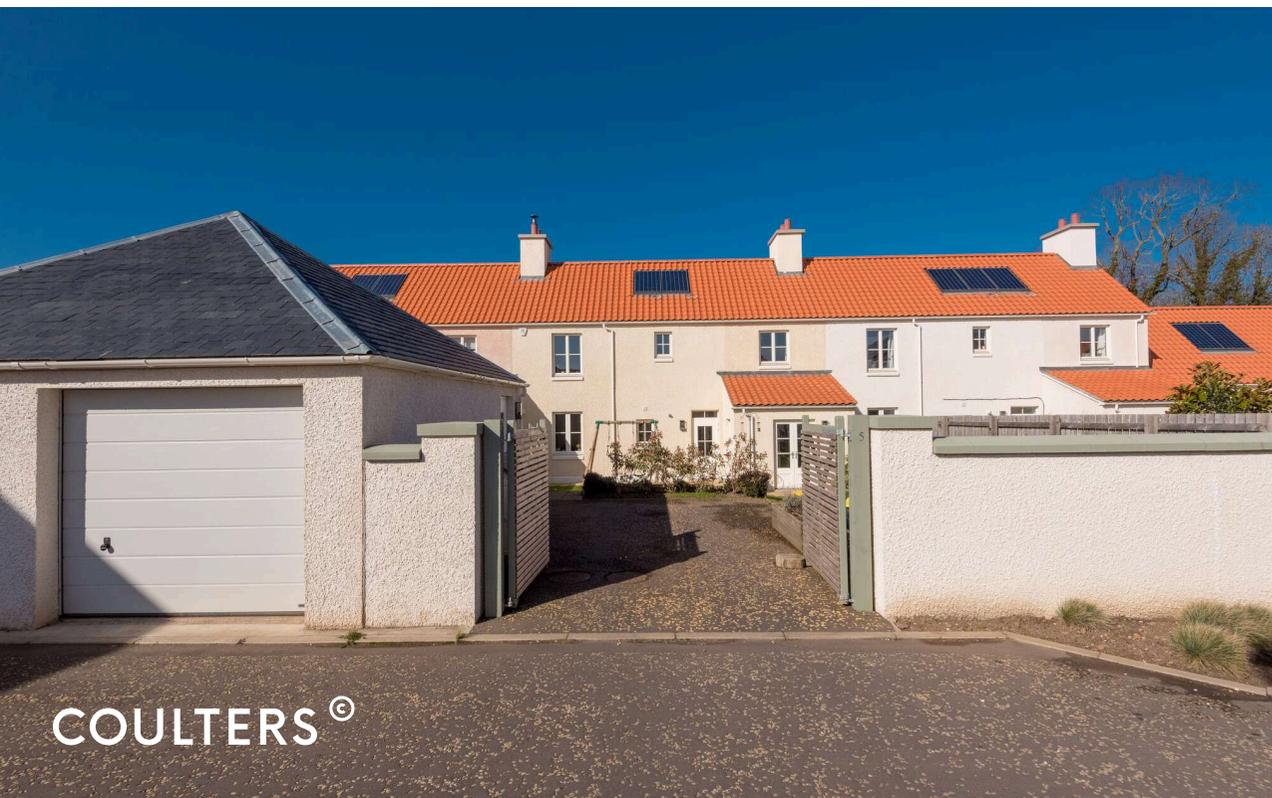
For those commuting into Edinburgh, Longniddry is well-served by road and rail links, making it an excellent location for professionals seeking a peaceful retreat without sacrificing convenience. The train journey to Edinburgh takes less than 20 minutes and the train station is within a short walk of the house. The A1 is also within a 5 minute drive.

## EXTRAS

All fitted carpets, fitted floor coverings, blinds, most light fittings and kitchen appliances are included in the sale price. The sitting and garden room curtains are available by separate negotiation. The dining light is excluded.

The property is double glazed and has gas central heating.

**HOME REPORT VALUATION: £450,000**

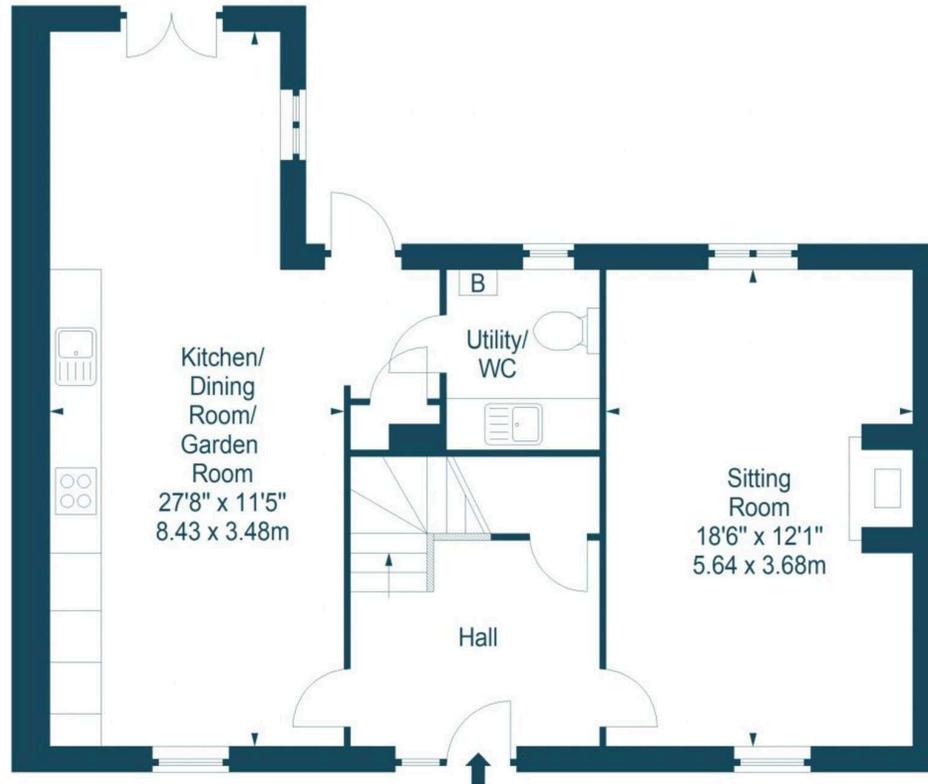




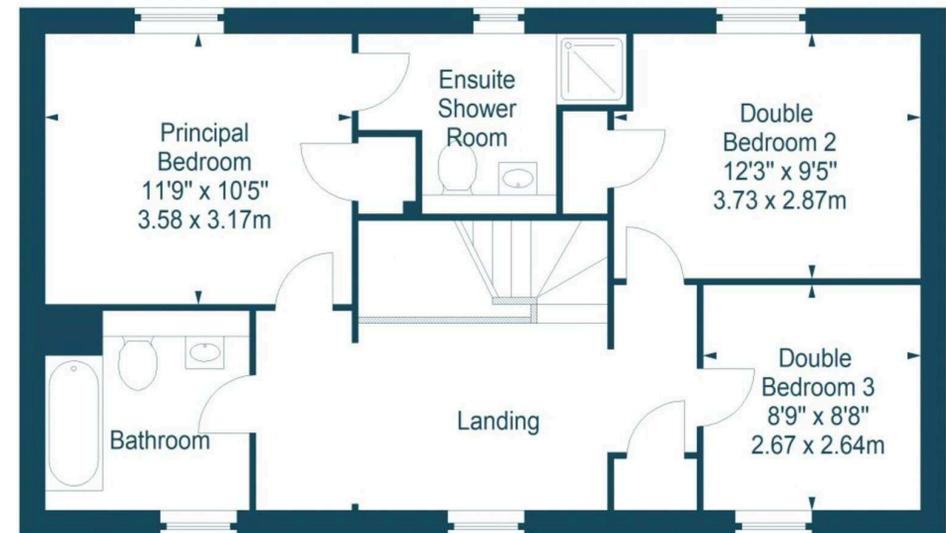
Morrison Lane,  
Longniddry,  
East Lothian, EH32 0FT



Approx. Gross Internal Area  
1348 Sq Ft - 125.23 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground Floor



First Floor

## GET IN TOUCH

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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.