



6 Wemyss Road

Longniddry, EH32 0LL



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80sqm

EPC

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AS Anderson
Strathern

6 Wemyss Road

Longniddry, EH32 0LL

This well proportioned 80sqm semi detached bungalow offers comfortable, single level living, with a practical layout and clear potential for modernisation.

The property is entered via a small vestibule into a central hallway, which gives access to all main accommodation. The living room is a particularly generous space, enjoying excellent natural light from its southeast-facing windows and centred around a feature fireplace. The adjoining kitchen is also well sized, with ample storage and worktop space, and a pleasant outlook. There is scope here for reconfiguration or the creation of a more contemporary open plan arrangement, subject to the usual consents.

There are three bedrooms, all of comfortable proportions, offering flexibility depending on individual requirements. The modern bathroom is fitted with a three piece suite with a shower over the bath.

Externally, the property occupies a generous plot with private gardens to the front, side, and rear. The rear garden enjoys a southwest-facing aspect, allowing for good levels of afternoon and evening sunlight, and provides a sizeable area predominantly laid to lawn with clear potential for landscaping or extension, subject to consents. A driveway to the side offers off street parking for several cars and leads to a selection of external stores.

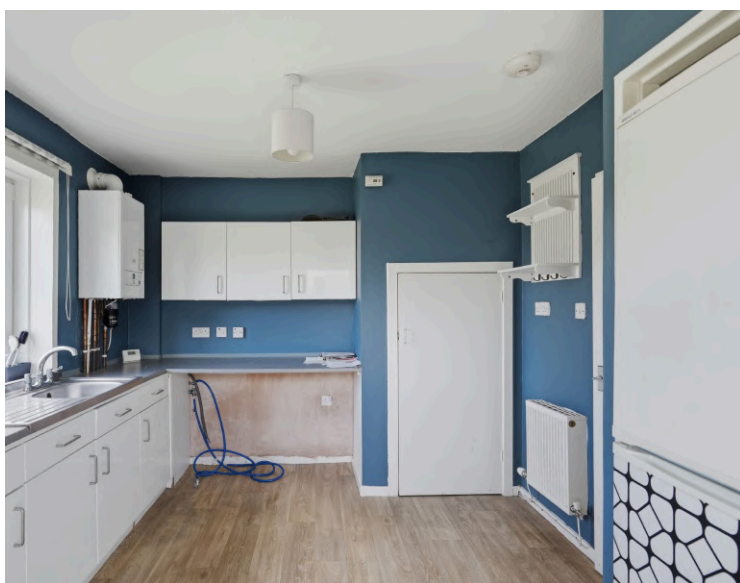
The property further benefits from gas central heating and double glazing throughout. In addition to built-in storage within the hallway, there is further useful storage available within the loft space.

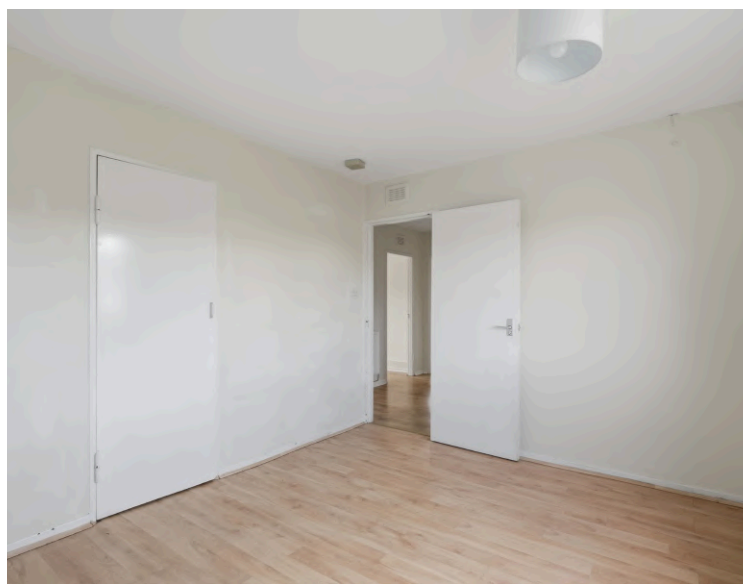
Overall, this is a straightforward, spacious home with a flexible layout. While upgrading is now recommended, it presents an excellent opportunity to create a well balanced and personalised home with attractive outdoor space.

Property features

- Semi-detached bungalow
- Long driveway
- Southeast-facing rear garden
- External stores
- Excellent potential
- Gas central heating
- Double glazing



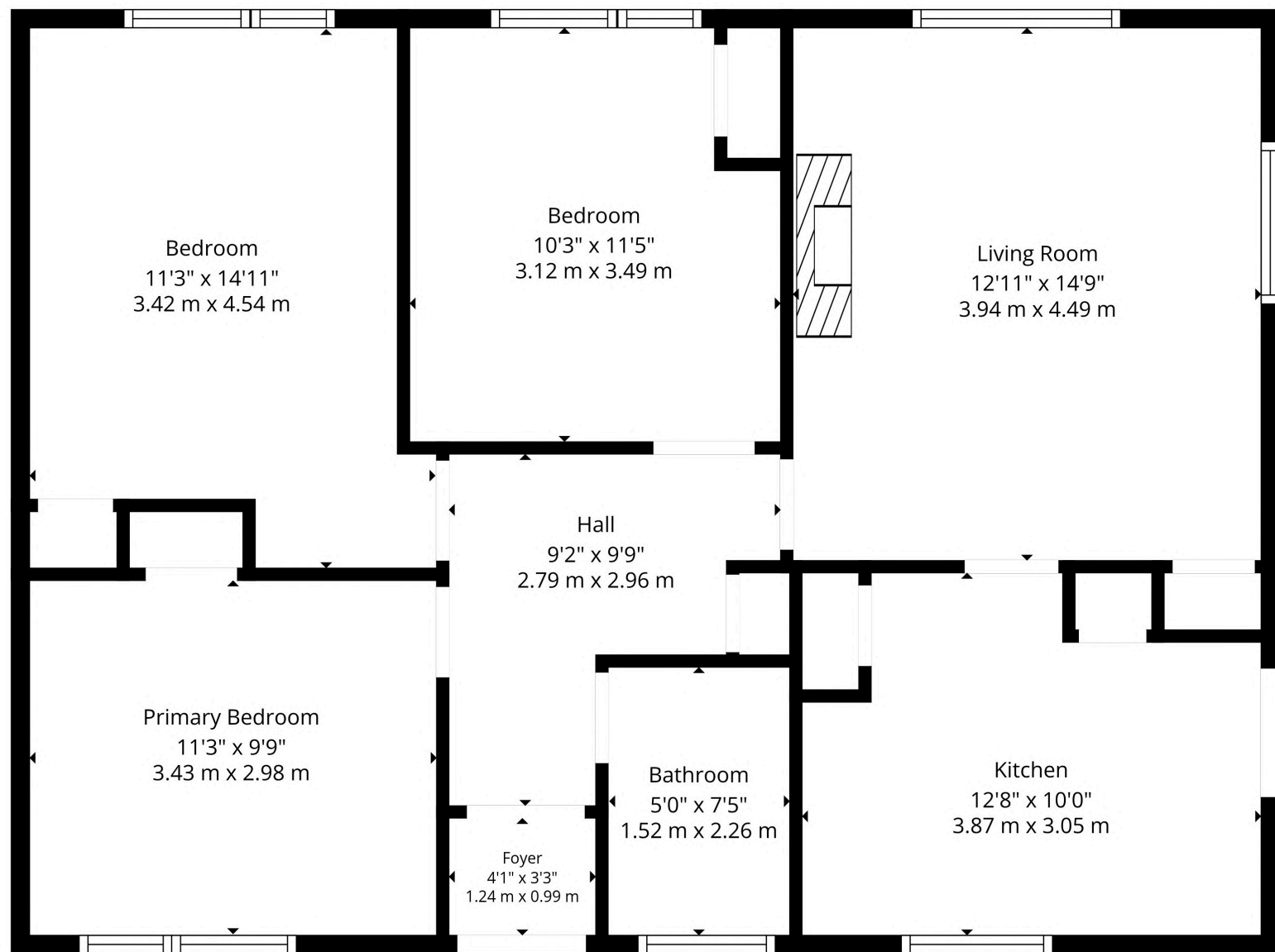




Location

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.





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 D

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

Edinburgh
58 Morrison St
EH3 8BP
0131 270 7777

Glasgow
50 George Sq
G2 1EH
0141 242 6060

Haddington
14 Court St
EH41 3JA
01620 824 016

Lerwick
Nordhus,
Business Park
ZE1 0LZ
01595 695 262

Kirkwall
N8 Laing
Street
KW15 1NW
07484 906 800

AS Anderson Strathern
residential@andersonstrathern.co.uk