





## 29 King's Avenue, Longniddry, EH32 0QN

### Attractive Three-Bedroom Semi-Detached Villa with Conservatory and South-Facing Garden

Situated within a highly sought-after residential area in the popular coastal village of Longniddry, this well-maintained three-bedroom semi-detached villa offers bright and versatile accommodation, a low-maintenance front garden, a beautifully landscaped south-facing rear garden, conservatory, multi-car driveway and a single garage.

The property enjoys a peaceful setting within an established neighbourhood and is ideally positioned for easy access to local amenities, excellent transport links and East Lothian's renowned coastline.

The accommodation, which would benefit from some refurbishment, is entered via a welcoming hallway with carpeted staircase leading to the upper floor. The ground floor includes a bright and spacious reception room with a panorama window to the front garden and a window to the rear, a conservatory overlooking the rear garden, a fitted kitchen, a bedroom/study and a family bathroom with window and fitted with a three-piece suite comprising bath with shower, wash-hand basin and WC.

On the upper level a landing, with shelved airing-cupboard, provides access to two generous bedrooms. The principle bedroom benefits from built-in storage, cupboard and wardrobe, and a front-facing dormer window providing excellent natural light.



OFFERS OVER £250,000

Please call DMD Law on 0131 316 4666 to arrange a viewing.

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The second upstairs bedroom also features built-in cupboard and wardrobe storage and has access to loft storage and a dormer window overlooking the rear garden.

The property further benefits from sealed double-glazing throughout, gas central heating, cavity wall insulation and additional loft insulation, contributing to improved energy efficiency and year-round comfort. Interlinked remote-controlled heat and smoke detectors are also fitted, together with a Carbon Monoxide detector.

Externally, a particular highlight is the beautifully-landscaped south-facing rear garden, offering a private and sunny outdoor space ideal for relaxing and entertaining. The garden incorporates a paved patio, lawn and mature planted borders. To the side of the property, a driveway provides off-street parking and leads to a brick-built single garage equipped with power, lighting, an up-and-over main door and a side-door accessed from the garden.

#### Location

Longniddry is one of East Lothian's most desirable coastal villages, offering an excellent range of local amenities including shops, a primary school, an Inn, golf course and leisure facilities. The village's railway station provides regular services to Edinburgh and North Berwick, making it a popular choice for commuters. Beautiful beaches, coastal walks and open countryside are all within easy reach, offering exceptional lifestyle opportunity.

#### Extras

All fixed floor-coverings, curtains, blinds and kitchen appliances together with most light fittings are included in the sale.

Council tax - Band F





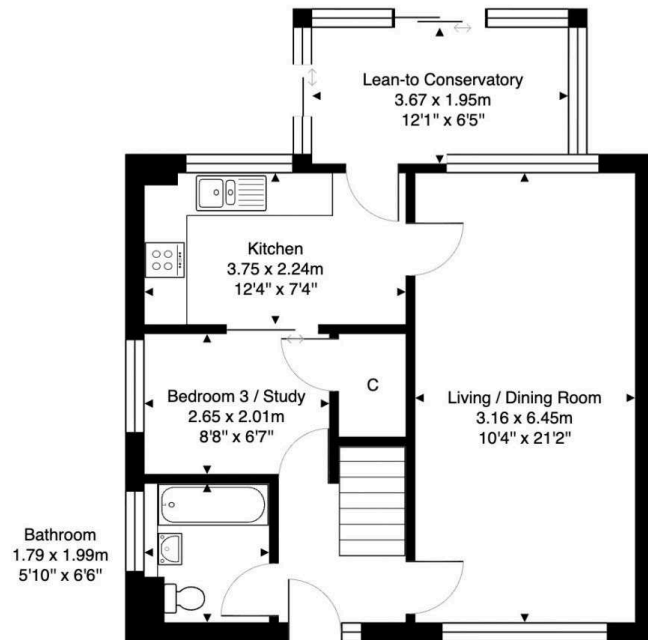




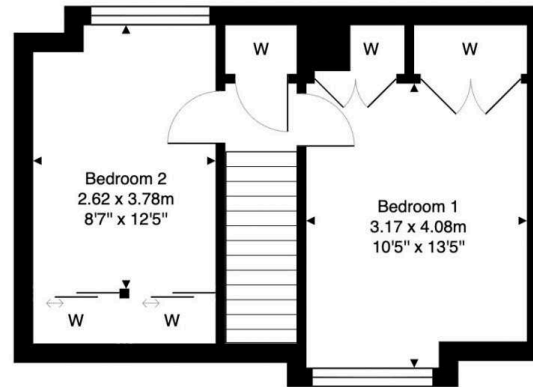




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Ground Floor



First Floor

Total Area: 78.2 m<sup>2</sup> ... 842 ft<sup>2</sup> (excluding lean-to conservatory)

All measurements are approximate and for display purposes only.



**DMD** SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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