



EVERGREEN

COAST ROAD | LONGNIDDRY | EAST LOTHIAN



RETTIE





Summary of Accommodation

Ground Floor: Entrance Vestibule, Hall with Storage, Sitting Room, Dining Room, Kitchen, Sunroom, Principal Bedroom with Ensuite Bathroom, Two Double Bedrooms, and Family Bathroom.

Garage: Integrated Double Garage with electric up-and-over door, accessible from the Sunroom and from the spacious tarmac driveway.

Garden: Side garden predominantly laid to lawn, with an enclosed south facing rear garden with patio area and raised gravel area with water feature.

About: 0.24 acres

EVERGREEN

COAST ROAD, LONGNIDDRY, EAST LoTHIAN, EH32 0PU

An attractive 3-bedroom detached bungalow with a sunny south facing garden that benefits from a prime position on the East Lothian Coastal Road with uninterrupted sea views over the Firth of Forth to Fife

Haddington 7 miles, Edinburgh 16 miles, Edinburgh Airport 24 miles (All distances are approximate)





SITUATION:

Being the closest property to the sea in Longniddry, Evergreen occupies a prime position off the Coast Road and enjoys the most stunning uninterrupted views over the Longniddry Bents, across the Firth of Forth, and to Fife beyond.

Longniddry is a popular residential village that has excellent access via the A1 and the main east coast rail line which provides regular, speedy access to Edinburgh in around 20 minutes. There are good local shops and amenities including a Co-Op, a sandwich bar, a library, post office and the Longniddry Inn bar and restaurant. Haddington to the south and North Berwick to the east offer larger supermarkets, leisure facilities and a varied selection of shops and amenities.

Like many coastal villages within East Lothian, Longniddry boasts a beautiful curving sandy beach. This stretch of coastline is known as the Longniddry Bents and attracts local families, holidaymakers, horse riders and walkers throughout the year. The shallow bay is also a popular location for wild swimmers, windsurfers, and kite surfers.

East Lothian is known for its outdoor activities including its quality Links Golf Courses which include Muirfield, home to numerous Open Championships, Luffness, Gullane and Archerfield Links. The Lammermuir Hills to the south offer hill walking, fishing, and shooting opportunities. In addition to the excellent local schools Longniddry Primary and Preston Lodge Secondary, there is private schooling available at the Compass School in Haddington, Loretto School in Musselburgh and a large selection of day and boarding schools in Edinburgh.

DESCRIPTION:

Evergreen is an attractive white bungalow with a pantile roof, set in a prime position on the coast with uninterrupted views out to the Firth of Forth over Longniddry Bents. With three spacious double bedrooms and three large reception rooms, Evergreen is a generous house which would suit both those looking to downsize or a growing family.

Steps lead up from the driveway to a raised patio, where the front door is located and opens into an entrance vestibule. The vestibule leads into a spacious hall from which all the main rooms on the ground floor are accessible. A wall glazed with Perspex allows light from the bright Sitting Room to flow into the hallway. The sitting room is bathed in light from a large picture window that looks out to the 16th tee of Longniddry Golf Course and glazed sliding doors at the front of the house that overlook the coast. The focal point of the room, aside from the stunning view, is a large asymmetrical stone fireplace with a gas fire and wooden mantelpiece. From the sitting room, double doors lead through to the dining room, which has a hatch to the kitchen and offers a great space for entertaining friends and family. Glazed sliding doors lead from the Dining Room to the Sunroom, providing a flexible layout and excellent space for hosting.

The kitchen is located at the end of the hallway with a large south facing window that looks out to the rear patio. The kitchen is fitted with a Magnet kitchen that consists of a range of base and wall mounted units for storage, with integrated appliances that include a Zanussi induction hob, double oven, and Fridge Freezer, and a Whirlpool Dishwasher. There is ample space for a breakfasting table, and the units benefit from a large, laminated worktop with a 1.5 bowl sink that is fitted with an Insinkerator waste disposal unit. The bright and generous sunroom is accessible from the kitchen and provides the perfect sunny space to enjoy informal dining. Two doors from the sunroom lead to both the garden and integrated garage.



The accommodation at Evergreen is provided by three large double bedrooms. The principal bedroom is a large room with a range of fitted furniture including a wall of fitted wardrobe storage, a storage bench, and a dresser with mirror and fitted drawers. The principal bedroom benefits from a bright ensuite bathroom with a bath, shower, twin basins, and WC. The walls are tiled, and frosted windows let in the light while retaining privacy. Two further double bedrooms, both with built in storage are at the front of the house and enjoy dual aspect windows looking out to the sea views and front garden. The family bathroom completes the property, and is fitted with a shower, twin sinks, and a WC.

GARAGE:

An integrated double garage is on the west side of the house and provides ample parking for two cars with extra length allowing for a workshop space at the far end. There is plumbing and power for a washing machine and dryer and fitted units that provide additional storage. The garage is accessed via the external up-and-over garage door, and the internal door to the sunroom. Preceding the garage is a large tarmac driveway with ample space for multiple vehicles.

GARDEN:

The gardens at Evergreen are spacious and low maintenance and make the most of the aspect and views offered by all sides of the property. The front of the house is bounded by a stone wall with a metal gate to enclose the driveway. To the east of the house is a lawn area with an established herbaceous border and a gate that leads through to the rear garden. The rear garden is easy to keep, with a large patio area making the most of the sunny south facing aspect, and steps which lead up to a raised gravel area. There is a water feature and a raised bed, with the boundary fence furnished with mature climbing plants and shrubs. The rear garden enjoys a view to the 16th tee of Longniddry Golf Course and Edinburgh beyond, while the patio at the front of the house enjoys a sea view with a perfect spot for a bistro set or bench to enjoy the sun setting in the evening.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Some of the furniture may be available by separate negotiation, and some of the garden statuary will remain in situ.

Services

Mains electricity, drainage, and water, with LPG gas central heating and roof-mounted solar panels that receive FIT payments quarterly in arrears for the next 13 years. There is an alarm and CCTV system connected to the house.

Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: townandcountry@rettie.co.uk

Satellite Navigation

For the benefit of those with satellite navigation the postcode for the properties is EH32 0PU

EPC

Band C

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

Council Tax

Band G

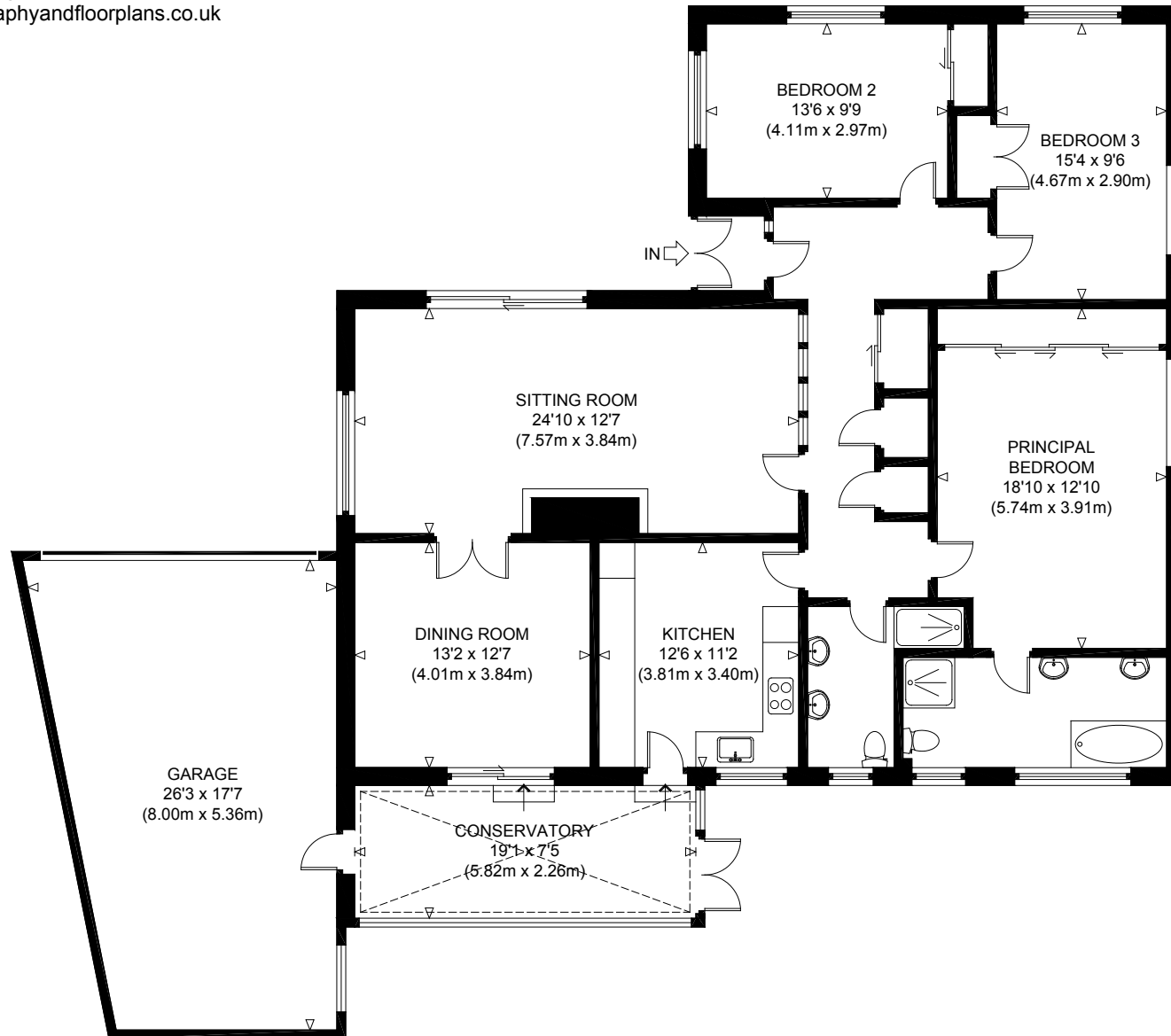


EVERGREEN

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2151 SQ FT / 199.8 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2151 SQ FT / 199.8 SQ M



Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves:

There are burdens relating to the height limitation of trees, plants, and/or buildings on the lawn area to the northeast of the house and an area at the rear boundary fence. Please get in touch with the agent for more details. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:

Rettie & Co, their clients, and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.

There are title restrictions in relation to the rear boundary fence. For further information please contact the negotiator handling the sale.











RETTIE

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Edinburgh, EH3 6DH

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www.rettie.co.uk

Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

Newcastle Upon Tyne

London

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.