



# FLAT 4, 31 LIMEKILNS ROAD

LONGNIDDRY VILLAGE | LONGNIDDRY | EAST LOTHIAN



**RETTIE**





### Summary of Accommodation

**Ground Floor:** Shared Entrance.

**First Floor:** Entrance Hall, Open Plan Kitchen-Sitting-Dining Room, Principal Bedroom with En Suite Shower Room, Double Bedroom and Bathroom.

**Parking:** Parking space for one car.

# FLAT 4, 31 LIMEKILNS ROAD

**LONGNIDDRY VILLAGE, LONGNIDDRY, EAST LOTHIAN, EH32 0FP.**

An immaculate 2-bedroom first-floor apartment, within walking distance of Longniddry train station, with off street parking and within commuting distance of Edinburgh.

Longniddry Train Station Mileage 0.5 miles, Gullane 6.4 miles, North Berwick 10.7 miles, Edinburgh 15.5 miles, Edinburgh Airport 24.5 miles (All distances are approximate).





#### **SITUATION:**

Flat 4, The Nicol is situated amongst the beautifully established Longniddry Village an award-winning development pioneered by Places For People. Inspired by the best of East Lothian towns and villages, brought to life by the award-winning Places for People and includes local traditional architecture alongside amenities such as a village green, restored mill pond and wildflower meadow. Longniddry lies some 15 miles east of Edinburgh via the A1 and has a commuter train service to the City. The village originally served the local farming community but now has a thriving population of over 3000, a village shop, CO-OP, community centre with library, Longniddry Inn and an excellent primary school. There is also private primary schooling at The Compass School in Haddington. Further private schooling is available at Loretto School in Musselburgh, Belhaven Hill in Dunbar and within Edinburgh City Centre.

Haddington and North Berwick offer larger supermarkets and more varied shops and amenities. Numerous leisure facilities are provided by the many championship golf courses, nature reserves and fine sandy beaches for which East Lothian is renowned. Longniddry is within easy reach of the City By-Pass, the airport and the motorway links to the rest of Scotland and the south.

#### **DESCRIPTION:**

The Nicol is approached via a shared road that arrives to the front of the property, with a secure entry phone system granting entry to the communal stair.

Stairs ascend to the first floor, with the main door to the apartment opening to a welcoming entrance hall giving access to the principal rooms. A bright and spacious open plan sitting-kitchen-dining room offers a fantastic entertaining space with plentiful natural light flooding in from the dual aspect windows with partial views over the Forth to Fife. The kitchen area has a range of wall and base mounted units with a stainless-steel basin, with a central island and appliances including, an integrated Zanussi oven, with fridge/freezer, four ring induction hob and cupboard housing the gas boiler.

From the entrance hall gives access to the principal bedroom, with built in wardrobe and en suite shower room. Completing the accommodation is a further double bedroom and family bathroom with bath with overhead shower attachment and drencher showerhead, basin, WC.

**External Storage:** A secure communal bike shed and additional store.

**Parking:** Off street parking space for one car.



#### GENERAL REMARKS AND INFORMATION:

##### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

##### Service Charge

£520/annum

##### Services

Mains electricity, water and drainage, with gas central heating.

##### Viewing

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

##### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH32 0FP.

##### EPC – Band TBC

##### Local Authority

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

##### Council Tax Band

NA

##### 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.

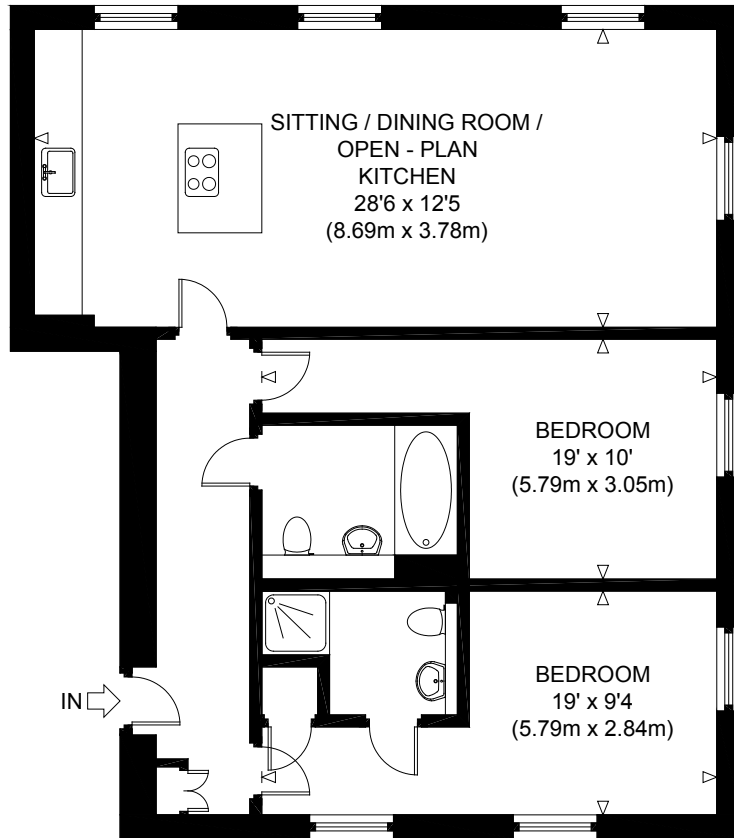
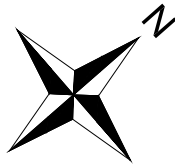
**Offers:**

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:**

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.





FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 833 SQ FT / 77.4 SQ M

FLAT 4, 31 LIMEKILNS ROAD

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 833 SQ FT / 77.4 SQ M

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

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#### 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.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

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.









**RETTIE**

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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.