



DORIC VIEW

Lyars Road, Longniddry, East Lothian, EH32 0PT



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A beautifully presented five-bedroom family residence featuring elegantly designed reception spaces and a contemporary open-plan kitchen/dining room, complemented by an integral garage. Surrounded by beautiful gardens with far reaching views over Longniddry Golf Course and the Firth of Forth.

Gullane 6 miles, North Berwick 10 miles, Edinburgh 14 miles, Edinburgh Airport 22 miles (All distances are approximate).



Summary of Accommodation

Ground Floor: Entrance Hall, Drawing Room, Family Room, Open Plan Kitchen/Breakfast/Dining Room, Study/Bedroom 5, Cloakroom, WC and Laundry.

First Floor: Landing, Principal Bedroom with Ensuite Shower Room, 3 further Bedrooms and a Family Bathroom.

Integral Garage: Double garage with electric doors.

Garage: Detached, double garage with twin electrically operated doors and storage space in the roof.

Gardens: Extensive beautiful gardens and grounds.

About 0.75 Acres (0.30 Ha)



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Situation:

Doric View is on Lyars Road a premium position on the edge of Longniddry Golf Course, offering a sense of privacy on the outskirts of the village. Longniddry lies some 14 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, good local shops, a library, pub 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 in the City. 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.





General Description:

Doric View really needs to be viewed to appreciate the light and airy rooms, with floor to ceiling windows overlooking the garden. The front door with a glazed side panel opens to a spacious hall, featuring an open tread timber staircase, behind which is a full-length window overlooking the garden. The principal rooms are all accessed from the hall and offer adaptable accommodation, perfect for modern day family life. The formal Drawing Room has large sliding doors, from which steps lead to the garden and a Storax wood burning stove, set in a white marble mantelpiece. Adjacent to the Sitting Room is a study that has also been used as a Bedroom in the past and is located next to the cloakroom, which has ample room for a shower to be added. The Family Room/Snug also overlooks the garden and has a sliding door to the patio. Opposite the Family Room is a useful Storeroom with built in cupboards. At the end of the hall a door opens to a large L shaped open plan Kitchen/Dining/Living Room with sliding doors out to a large terrace perfect for alfresco dining. The room is cleverly divided into a kitchen area with wall and floor units, featuring a breakfast bar, incorporating a Schott Ceran hob, 2 Neff ovens, a 1.5 bowl sink, integrated fridge/freezer and display shelving. The Dining/Sitting area overlooks the garden and is a favourite spot to relax and enjoy the view.

From the kitchen a door leads to the rear hall with back door to the garden, a door to the integrated double garage and door to the laundry which houses the Grant oil-fired boiler and is plumbed for a washing machine and tumble drier. Adjacent to the back door is an electric car charging point.

The staircase rises to a bright landing, where the majority of the Bedrooms have magnificent views across Longniddry Golf Course and the Firth of Forth, to Edinburgh on the skyline. The large Principal Bedroom has built in wardrobes and chest of drawers along with a dressing table, with a large tiled ensuite Shower Room. The remaining 3 double Bedrooms are all a good size and served by a spacious Family Bathroom. A Ramsey ladder provides access to the partly floored loft, that has potential for further development.





Detached Garage: In the northeast corner of the garden, there is a large detached double garage with twin electric doors and roof storage.

Gardens and Grounds: The gardens and grounds are a special feature of Doric View. As you drive in to the house you pass through the lawns with mature trees and colourful spring bulbs. Adjacent to the garage is a sunken water garden fed by a stream. To the south of the house is a productive kitchen garden with established fruit bushes and canes. The principal garden lies to the west of the house and comprises a large lawn flanked by herbaceous borders and shrubs which are a wealth of colour through the spring and summer months. A large patio flanked by dwarf stone walls with built in planters from the patio which can be accessed direct from three of the rooms on the house. At the northern end of the garden is a greenhouse and a garden shed.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

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

Fixtures and Fittings

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





Solar Power:

The current owners have installed photovoltaic panels to generate electricity that can be stored in batteries and exported to the national grid. There is a feed-in tariff that runs until 27/04/2036. Further details are available from the selling agents.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains Water, Electricity, Gas and Drainage.

Right of Access

The owner of Four Winds and Thrushes Mead, the neighbouring properties have a right of access over the first section of the drive to reach their properties.

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA.

Tel: 01620

827 827

Council Tax

Band – H.

EPC Rating

Band - TBC.

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.



Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

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.

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.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.





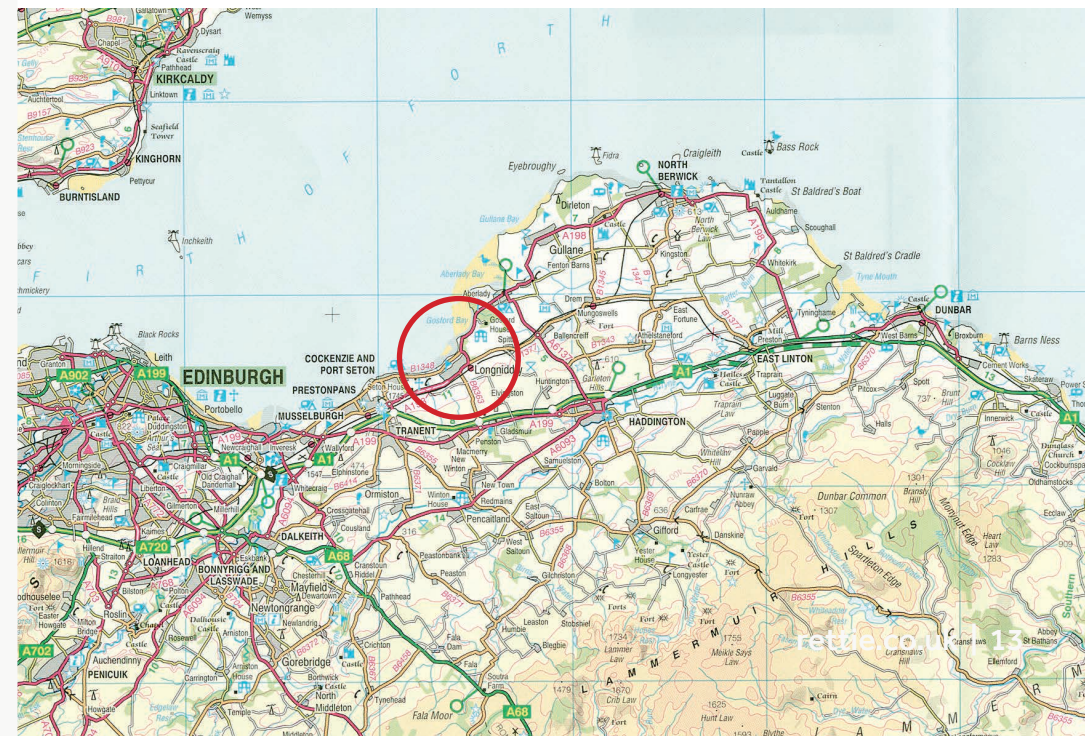
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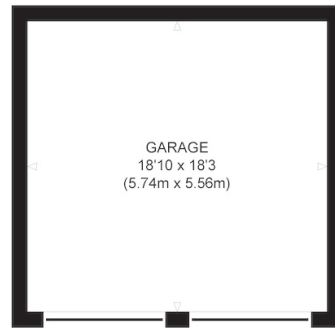
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2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

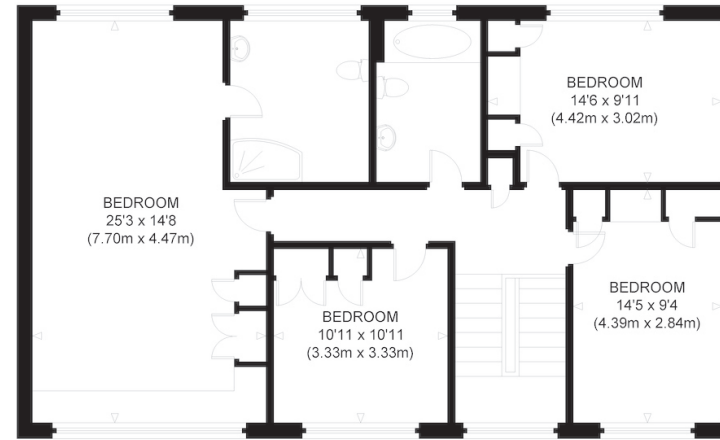
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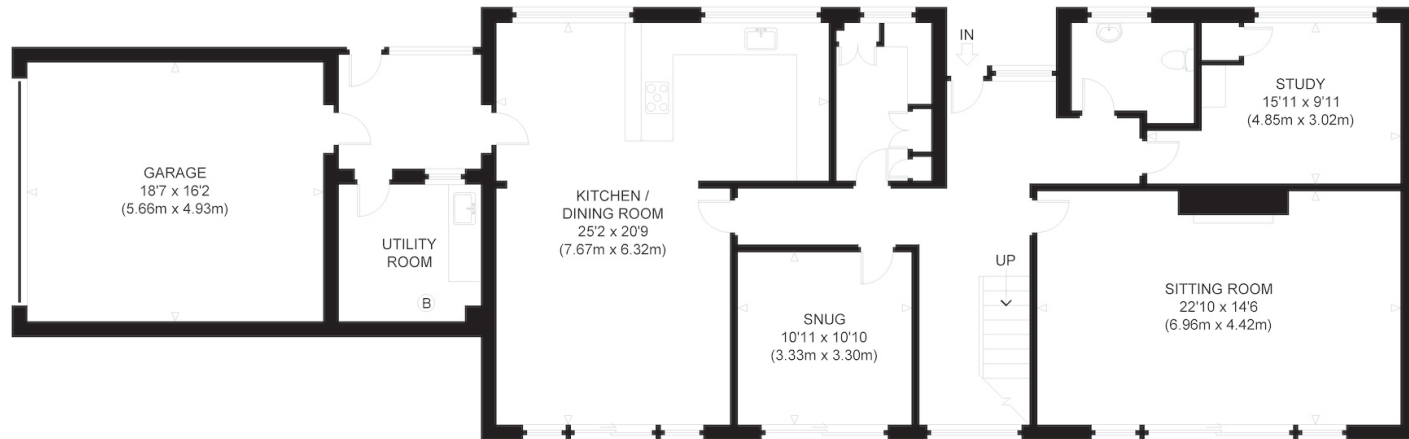




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 344 SQ FT / 32.0 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1094 SQ FT / 101.6 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1887 SQ FT / 175.3 SQ M

DORIC VIEW
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2981 SQ FT / 276.9 SQ M
EXTERNAL GARAGE AREA 344 SQ FT / 32.0 SQ M
TOTAL COMBINED FLOOR AREA 3325 SQ FT / 308.9 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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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.

RETTIE

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