



## LARGO, 27 KINGS ROAD

*Longniddry, East Lothian, EH32 0NN.*



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**A substantial 4–5-bedroom family home, situated within a generous plot extending to 0.38 Acres, with a stunning private garden, within close proximity to Longniddry's train station and amenities and within commuting distance of Edinburgh.**

Longniddry Train Station 0.8 miles, Haddington 7.6 miles, North Berwick 11 miles, Edinburgh 14.4 miles, Edinburgh Airport 23 miles (All distances are approximate).

### Summary of Accommodation:

**Ground Floor:** Entrance Vestibule, Entrance Hall, Open Plan Sitting-Garden Room, Open Plan Kitchen-Dining-Breakfast Room, Family Room, Study/Bedroom 5, Cloakroom and Utility Room.

**First Floor:** Landing, Principal Bedroom with En Suite Shower Room and private Balcony, Three Double Bedrooms (two having access to a Jack and Jill En Suite Shower Room) and a Family Bathroom.

**Garden:** A spacious rear garden extending to 0.25 Acres, with expansive raised deck, dropping down to a lawned area with herbaceous border.

**Garage:** Single Car Garage.

**About: 0.38 Acres**



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### Situation:

Largo is situated on King's Road in Longniddry and is within easy reach of Edinburgh, some 14 miles away, either by car or by train from Longniddry Train Station. Edinburgh Airport is approximately 23 miles away and provides an increasing variety of both domestic and international flights. The village provides an ample array of amenities, with a local Co-Op store, newsagent, Longniddry Inn and Joli Café, with local sporting facilities such as The Longniddry Tennis and Golf Club. There is good local schooling at Longniddry Primary and the property falls within the Preston Lodge High School catchment area. For private schooling there is The Compass in Haddington, Belhaven Prep School in Dunbar and Loretto Junior and Senior Schools are also convenient, at Musselburgh. A wide choice of private schools can be found in Edinburgh.

The surrounding countryside provides a wonderful quality of life with sweeping coastline and local access to Longniddry Bents. Famous for golf, the area has a wealth of courses with local Longniddry Golf Club and further afield including Muirfield, regular host to The Open, Gullane 1, 2 and 3, Luffness, Craigielaw, Archerfield and the West Links at North Berwick. There is also ample scope for other outdoor activities including riding, walking and sailing, with Longniddry Bents within close proximity of the property popular with water sport enthusiasts.

### General Description:

Largo is approached from the main road, arriving to private vehicular access gate's that open to a gravel driveway providing ample parking in-front of the house and single garage. The house is set back from the main road featuring a white render façade sitting beneath a tiled roof and offers comfortable accommodation over its two floors, whilst benefitting from a recent refurbishment programme and double glazing throughout.

The front door opens to an entrance vestibule and spacious entrance hall, giving access to the principal rooms on the ground floor. The open plan sitting – garden room is a generous size and is bathed in natural light from the floor to ceiling windows overlooking the raised deck and garden beyond. The sitting area features a beautiful marble fireplace with windows overlooking the front driveway and garden. From the entrance hall a door opens to an open plan kitchen/breakfast room with dining area, a separate family room and utility. The kitchen has a range of wall and base mounted units with modern appliances including, an electric oven with grill and four ring induction hob with extractor fan above, space for an American style fridge/freezer, integrated wine fridge, and space for a dishwasher. The dining area is an elegant space with a feature fireplace with wooden mantel above and double doors that open to a raised deck and garden beyond. From the kitchen steps drop down to a seating/breakfasting area, with a door that opens to the family room. The family room has a dual aspect with a feature fire and double doors that open to the raised deck. Returning to the entrance hall is a spacious study/bedroom 5 with views over the front driveway with a feature fireplace and decorative mantel. Completing the accommodation on the ground floor is a cloakroom with WC and wash hand basin.



Stairs ascend to the first-floor giving access to a spacious landing, principal bedroom with en suite shower room, three double bedrooms with a jack and jill en suite shower room servicing two bedrooms and a separate family bathroom. The principal bedroom is a generous size with access to an impressive private balcony, which offers superb views over the garden below and Longniddry Golf Club beyond, with an en suite shower room, with walk-in shower cubicle, twin basins, WC and a window that overlooks the front driveway. The adjacent double bedroom again is a generous size with views over the rear garden. At the end of the landing there are two further double bedrooms that share a Jack and Jill shower room, with tiled floor, walk-in shower cubicle, WC and basin. Completing the accommodation on the first floor is a family bathroom with oval bath, WC, basin and walk-in shower cubicle and a linen cupboard which houses the hot water cylinder with built in shelving.

#### **Garden:**

Largo has a sensational rear garden which extends to just under 0.25 acres providing ample space for the budding horticulturalist. A fantastic feature is the newly installed decking offering a superb space to enjoy alfresco dining whilst admiring the view over the garden beyond. Steps drop down to the garden below, which is predominantly laid to lawn with a herbaceous border, which is well stocked with mature plants and shrubs and beautiful roses. A paved path runs from the side of the garden to the foot where there is a covered seating area and garden shed with tiled roof.

#### **Garage:**

A single car garage with a render façade and flat roof.

#### **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 ONN.

##### **Fixtures and Fittings**

Only items specifically mentioned in the particulars of sale are included.

##### **Entry & Possession**

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

##### **Services**

Mains water, electricity and drainage with gas central heating.

##### **Local Authority**

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

##### **Council Tax**

Band XX

##### **EPC Rating**

Band XX.

##### **Home Report**

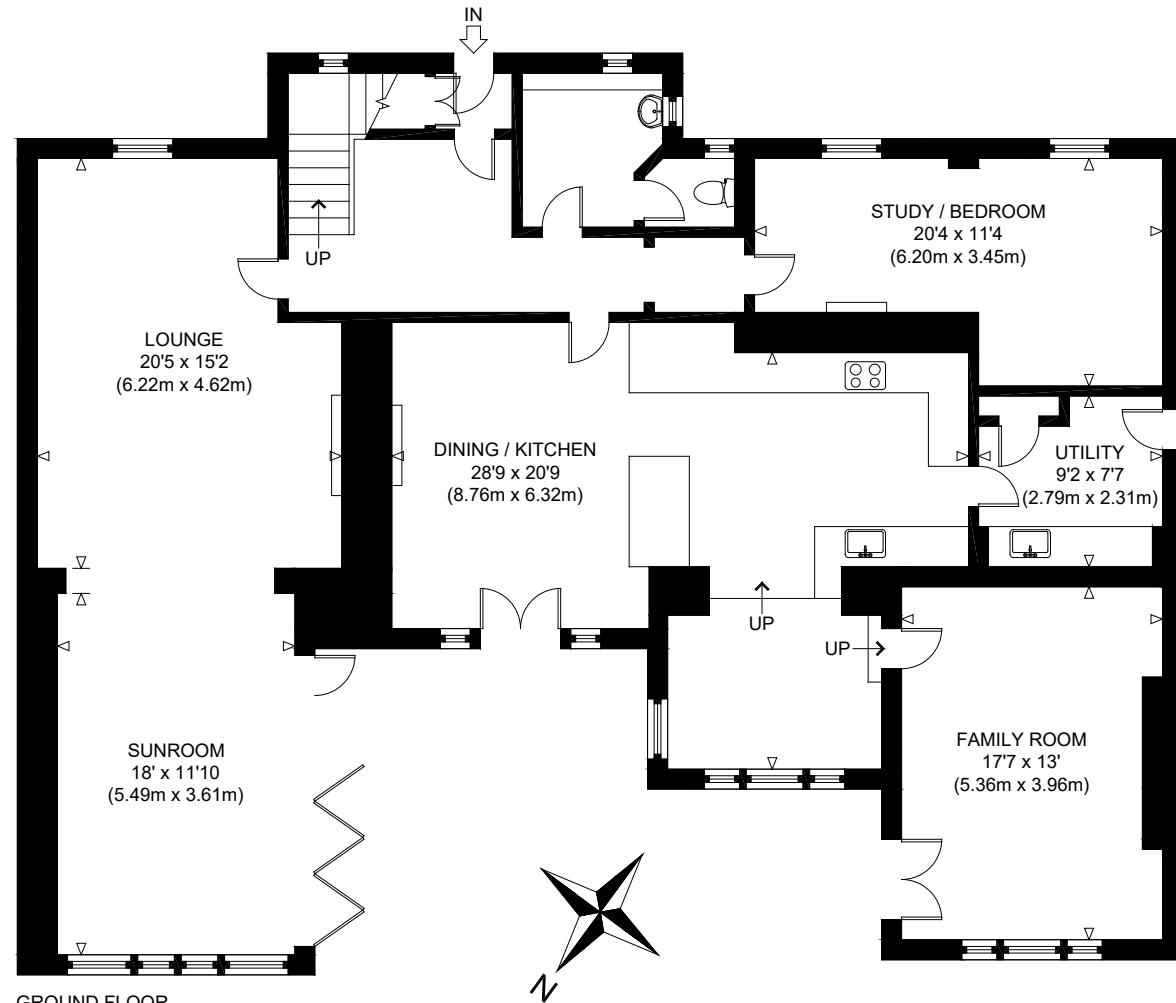
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.











GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1865 SQ FT / 173.4 SQ M

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 3125 SQ FT / 290.6 SQ M  
EXTERNAL OUTBUILDING FLOOR AREA 253 SQ FT / 23.5 SQ M  
TOTAL COMBINED FLOOR AREA 3378 SQ FT / 314.1 SQ M

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

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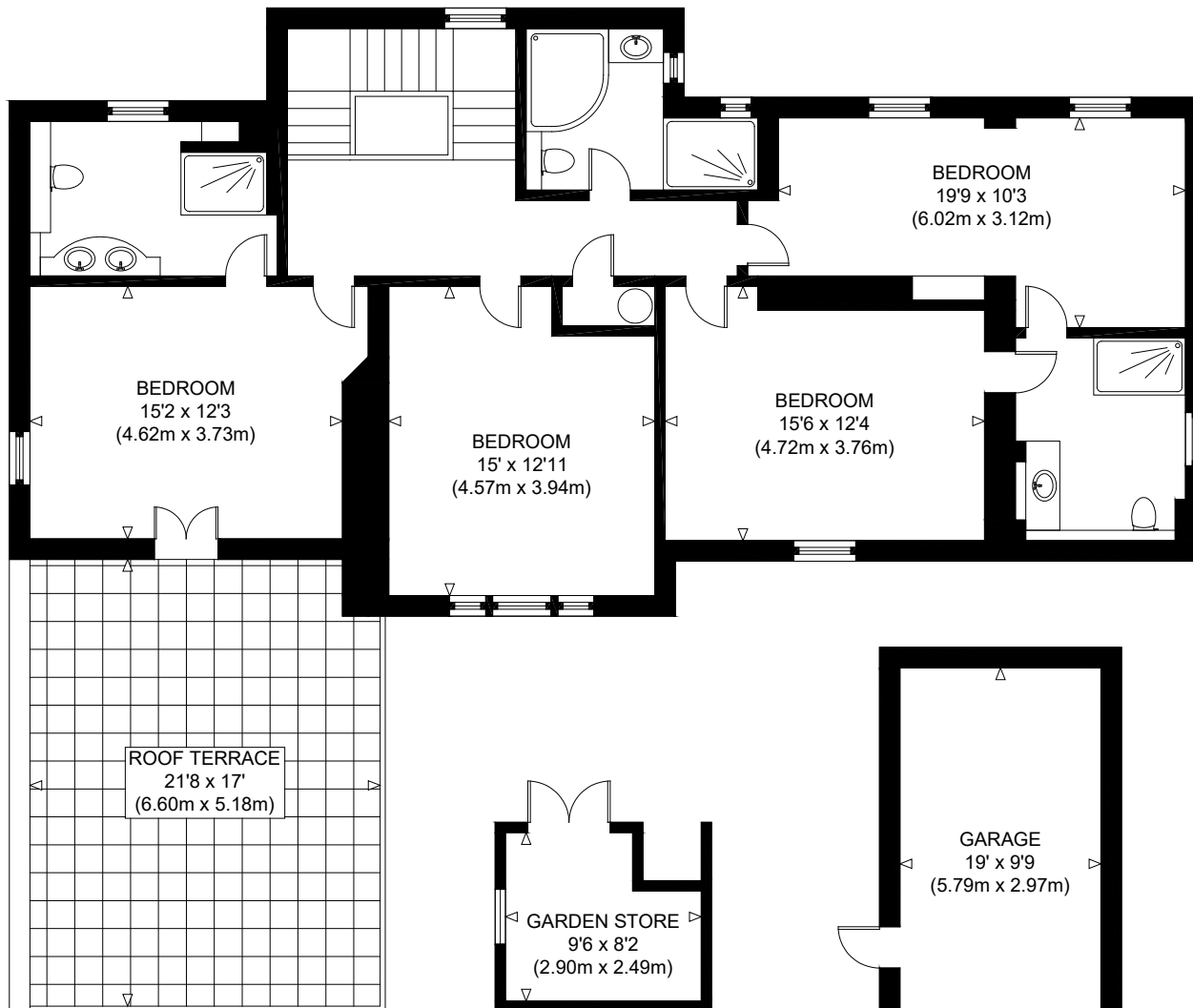
[www.photographyandfloorplans.co.uk](http://www.photographyandfloorplans.co.uk)

RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place  
Edinburgh  
EH3 6DH



### 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 as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

In addition, our social media platforms are facebook.com – RettieTownandCountry; twitter.com – RettieandCo; Instagram and LinkedIn.

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

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

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 misstatement 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 especial 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.

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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