



WOODSIDE

King's Avenue, Longniddry, East Lothian EH32 0QN



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A stylish and well-presented 5/6-bedroom single-storey family home, set within a large private mature garden plot in the desirable coastal village of Longniddry. In close proximity to the beach and only a short commute to Edinburgh, the house boasts high-tech, elegantly designed Ashley Ann Interiors incorporating a well-designed self-contained principal bedroom/annex.

Aberlady 3.5 miles, Gullane 6 miles, Haddington 7 miles, North Berwick 11 miles, Edinburgh City Centre 14 miles (all distances are approximate)

Summary of Accommodation:

Reception Hall, Dining Kitchen, Sitting Room, Family Room/Bedroom 6 with Ensuite, Principal Bedroom/Annex with Feature Bath, Ensuite Shower Room, Kitchenette and Lounge Space, Four further Double Bedrooms, Family Bathroom, Shower Room and Utility Space.

Garden: Large, enclosed garden with lawns to the front and rear, bounded by herbaceous borders, mature trees and shrubs, together with a central patio courtyard, further patio areas, summerhouse, greenhouse, two garden sheds and a picket fenced kitchen garden.

Garage: Large double garage with electric door, external store and a block paved driveway with parking for several cars.

About: 0.56 acres (0.23 Ha)



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Situation:

Woodside resides in a quiet, private position on a large plot at the edge of Longniddry overlooking woodland to the West and only a short distance to the beach at Longniddry Bents. Originally serving the local farming community, Longniddry, with its desirable positioning next to the coast and locality to Edinburgh, now has a thriving population of over 3000, with good local shops, a library, pub and an excellent primary school.

Longniddry has a railway station with regular services to Edinburgh as well as being within close proximity to the A1 which connects easily to the City By-Pass, the airport and Edinburgh City Centre.

The nearby towns of Haddington and North Berwick offer more varied shops and amenities, with larger supermarkets and numerous leisure facilities in the surrounding areas to include many championship golf courses, nature reserves and fine sandy beaches for which East Lothian is renowned.

Description:

Woodside is of traditional design with white rendered walls and a red pantile roof that is centrally positioned within its surrounding garden and privately set back from the road behind mature trees and hedgerows. This charming exterior may allude to a smaller cottage, however the house is deceptively larger than it appears from the approach. Arranged across one level, the current owners have renovated the interiors to a high standard using contemporary Ashley Ann designs throughout the kitchen, bathrooms and principal bedroom, as well as utilising energy efficient Infrared (IR) heating panels in many of the rooms.



The front door opens into a bright and spacious reception hall with hardwood flooring throughout, a large window overlooking the front garden that floods the room with natural light, and two useful storage cupboards. From the hall, you enter into a large, contemporary Ashley Ann designed dining kitchen, with extensive floor and wall mounted units incorporating a Miele dishwasher and various high-end Fisher & Paykel integrated appliances to include triple ovens with steam function/air fry/dehydration/recipe wifi connectivity, an American style fridge freezer, Quooker hot water tap and an induction hob with pop-up extractor behind. The large central island benefits from a breakfast bar to either end and there is ample space as you enter the kitchen for an 8+ seater dining table. Triple aspect windows bathe the kitchen in natural light, with sliding doors that access a paved courtyard patio to the rear of the property that overlooks the lawn – making this a perfect space for alfresco dining and entertaining during the summer months.

Steps lead down from the kitchen through triple bi-fold doors into a large sitting room with a feature wood burning stove to one end and triple aspect windows overlooking the garden. Further bi-fold doors open into another reception room/bedroom 6, which benefits from both an en-suite shower room and sliding doors out to the central patio courtyard. Both sets of bi-fold doors open fully to allow for a fantastic entertaining space leading from the kitchen through to both reception rooms, as well as the garden terrace, with Philips Hue lighting used throughout.

The spacious principal bedroom not only benefits from a contemporary en-suite shower room, sliding doors to the courtyard terrace from the lounge area, floor to ceiling integrated wardrobes and a free-standing round Lusso stone bath – all with Philips Hue lighting, but the room was originally designed as a self-contained annex for relatives and has been fitted with a concealed kitchenette behind bi-fold wardrobe doors that incorporate a worktop with slimline sink, integrated fridge and a Siemens integrated microwave. The ensuite shower room is situated adjacent to the bedroom with a corridor that leads out to the garden via a back door entrance and a utility space that incorporates a Samsung washing machine, a Fisher & Paykel drier and an overhead drying rack.

Completing the accommodation are four further generous sized bright double bedrooms, all with integrated cupboard space/wardrobes, together with a contemporary shower room and a family bathroom with a free-standing bath, dual 'his and hers' wash basins, a large walk-in shower and a WC. Bluetooth speakers have been fitted in the bathroom alongside ambient smart-bulb Philips Hue lighting.

A large, floored loft space runs the full width of the house and can be accessed from a ceiling hatch in the rear hall. This currently provides generous storage facilities, however subject to obtaining the correct planning permissions, there may be potential to create additional accommodation through a loft conversion.



Outside:

A fully enclosed garden surrounds the property with lawns to the front and rear bounded by mature trees, hedgerows, shrubs and herbaceous borders. To the rear is a large patio courtyard that can be accessed from three separate rooms including the kitchen, consequently providing a free-flowing open space throughout the warmer months which is perfect for entertaining.

A further patio area to the side of the house provides space for a whirligig and gives direct access to the rear garage store, with a picket fenced kitchen garden beyond for the avid gardener to grow vegetables. Two timber garden sheds provide useful storage alongside a greenhouse and a summerhouse.

The rear garden can be separately closed off from the front to allow a safe space for children and dogs to roam freely whilst the front gates to the drive remain open. The perimeter of the garden is demarcated by tall mature hedges, timber fencing and a stone wall, with white painted metal gates and a pedestrian gate giving access from King's Avenue to the block paved driveway.

A detached double garage with an electric roller shutter door sits adjacent to the house, with a rear storeroom behind and an external electric wall socket that can be used to charge electric vehicles.

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 0QN.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. The sale includes all fixtures and fittings, curtains and blinds, integrated appliances and white goods.

Entry & Possession

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

Services

Oil Boiler plus Infrared Heating, Mains Water, Electricity and Drainage.







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 - E.

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.



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:

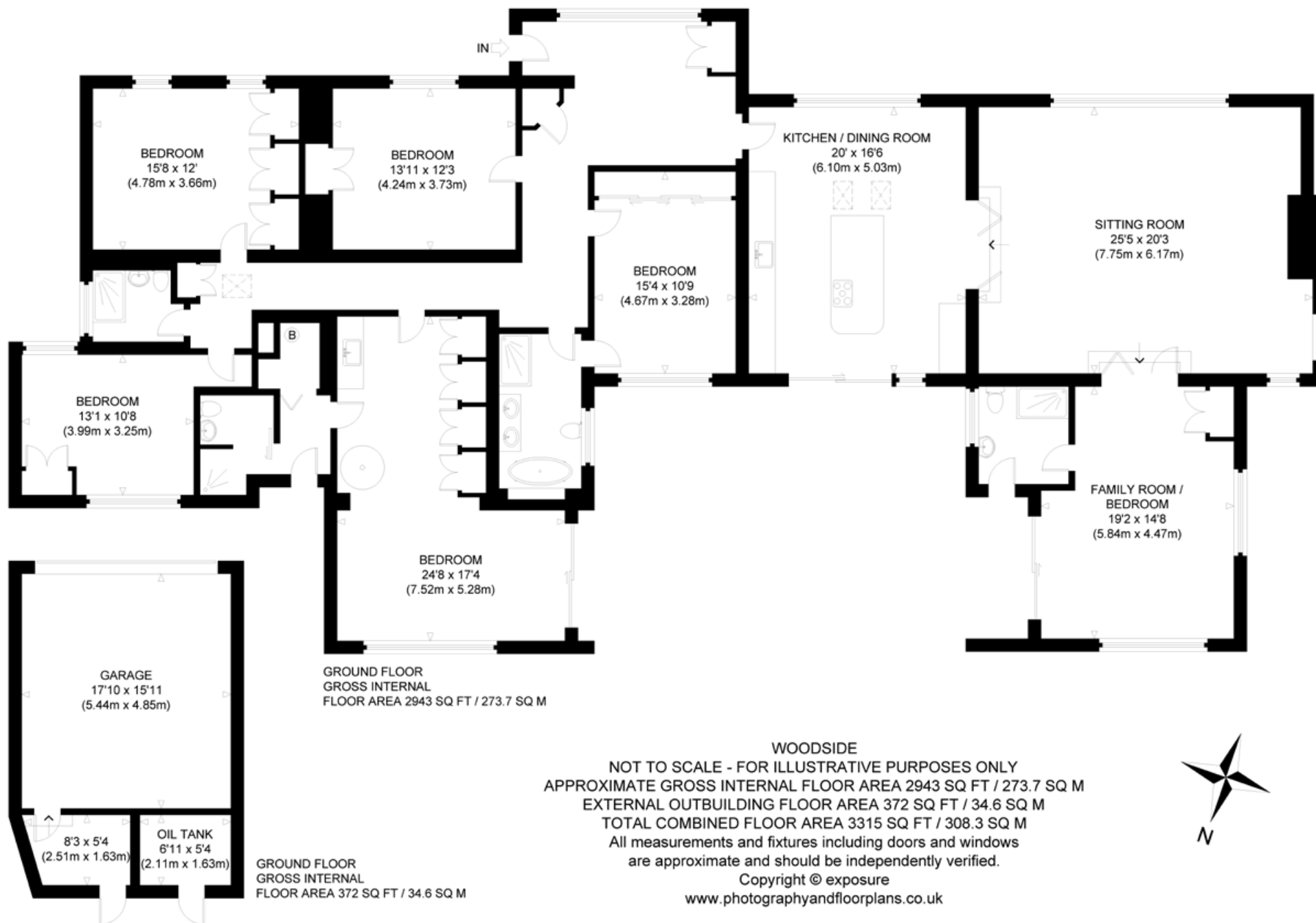
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

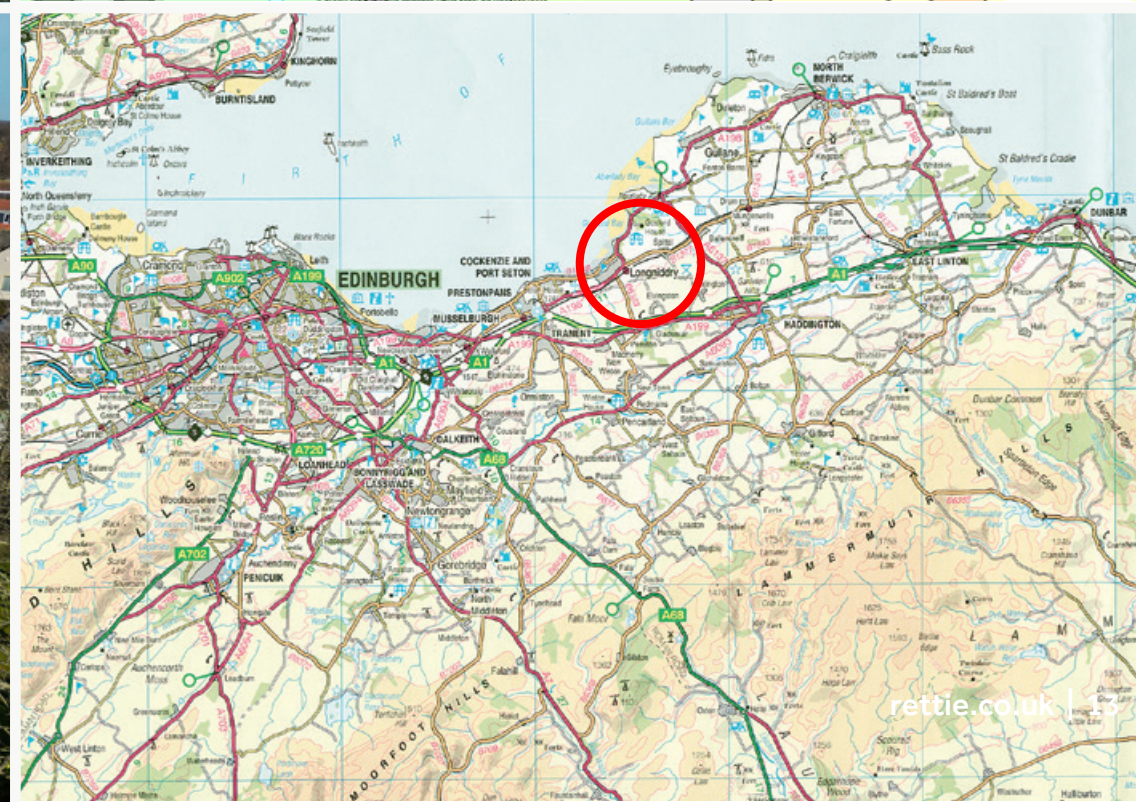
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party 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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