



## 5 DEAN ROAD

*Longniddry, East Lothian, EH32 0QS*







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**A fantastic 4-bedroom family house, situated within a generous plot with front and rear gardens, a single garage and off-street parking, within close proximity of Longniddry's amenities and train station and within commuting distance of Edinburgh.**

Longniddry Train Station 0.9 miles, Edinburgh 14 miles, Edinburgh Airport 23 miles  
(All distances are approximate).

### Summary of Accommodation:

**Ground Floor:** Entrance Vestibule, Entrance Hall, Sitting Room, Kitchen-Breakfast Room, Dining Room, and Cloakroom.

**First Floor:** Landing, Principal Bedroom, Three further Double Bedrooms and a Family Bathroom.

**Exterior:** A generous front and rear garden, both predominantly laid to lawn with colourful herbaceous borders, which are well stocked with mature plants, shrubs and trees. The rear garden also has two patio areas, perfect for alfresco dining.

**Garage:** Single car garage.

**About:** 0.13 Acres





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### Situation:

5 Dean Road is situated on a quiet residential street 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.

### General Description:

5 Dean Road is approached via a shared road that arrives to a private driveway, where there is parking space for two cars in front of the single garage. The house sits back from the main road protected by its front garden and features a render façade under a tiled roof, providing comfortable accommodation over its two floors.

A paved path leads from the driveway to the front door, which opens to an entrance vestibule with a partially glazed door opening to an entrance hall, giving access to the principal rooms on the ground floor. The sitting room is a generous size with a dual aspect that is bathed in natural light and overlooks the front and rear garden, with a sliding door opening to the rear garden. Across the hall a glazed door opens to a formal dining room, which overlooks the front garden and could be utilised as a 5th bedroom or study. The

adjoining room is the kitchen/breakfast room which offers a range of wall and base mounted units with breakfast bar and modern appliances, which include: an oven, washing machine and dishwasher and a fridge/freezer, with views over the rear garden, a door opens out to the rear garden, passing a large under stairs storage cupboard.

Completing the accommodation on the ground floor is a cloakroom with WC, wash hand basin and mirrored medicine cabinet.

Stairs ascend to the first floor and landing, giving access to the principal bedroom with built-in wardrobes, that overlooks the front garden. The adjoining double bedroom has built-in wardrobes and views over the rear garden. The third double bedroom has built-in wardrobes and views over the front garden. The remaining fourth double bedroom has built-in wardrobes, with views over the rear garden. Completing the accommodation on the first floor is a family bathroom, with bath, wc and wash hand basin and a linen cupboard, which houses the gas boiler and hot water cylinder.

### Garden:

The rear garden is a generous size, which is predominantly laid to lawn with a paved patio area, perfect for al fresco dining. There is an herbaceous border, with a mixture of mature plants, shrubs and specimen trees. There is a timber clad garden shed providing storage and door to the single garden. At the side of the house there is an extensive patio area, which is sheltered and again, perfect for al fresco dining. The front garden is predominantly laid to lawn, with a beech hedge providing privacy and is interspersed with mature hedges, mature shrubs and plants.









### Garage:

A single garage, which has electricity and a manual door.

### 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 0QS.

#### 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 gas, water, drainage and electricity.

#### Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620827827.

#### Council Tax

Band - F

#### 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](http://www.rettie.co.uk) 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](https://www.facebook.com/RettieTownandCountry) – RettieTownandCountry; [twitter.com](https://twitter.com/RettieandCo) – RettieandCo; Instagram and LinkedIn.

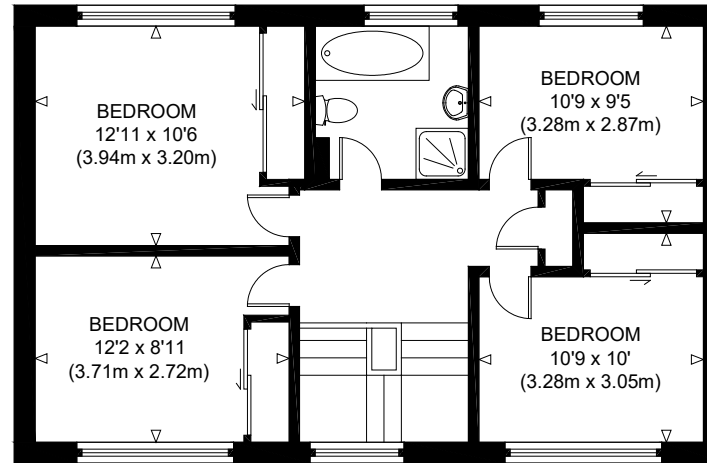
#### Misrepresentations

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.

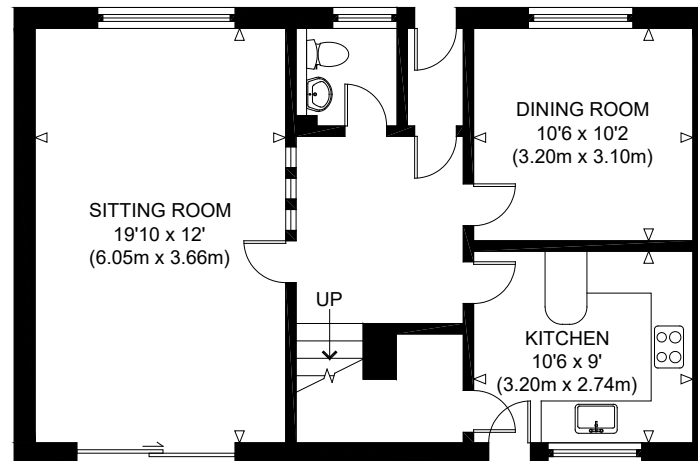
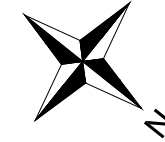
2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller 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.

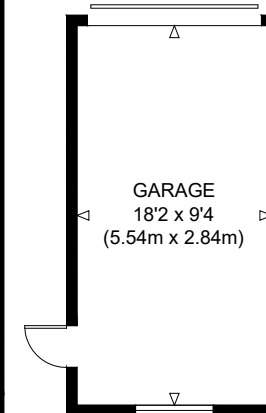




FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 637 SQ FT / 59.3 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 625 SQ FT / 58.1 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 170 SQ FT / 15.8 SQ M

### DEAN ROAD

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1262 SQ FT / 117.4 SQ M

GARAGE FLOOR AREA 170 SQ FT / 15.8 SQ M

TOTAL COMBINED FLOOR AREA 1432 SQ FT / 133.2 SQ M

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

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RETTIE

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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.

#### 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.

#### RETTIE

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