



29 GLASSEL PARK ROAD

Longniddry, East Lothian, EH32 0PA.



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A charming 4-bedroom property, with private front and rear gardens, off street parking and a single garage, within close proximity of Longniddry's train station and amenities and within commuting distance of Edinburgh.

Longniddry Train Station 0.7 miles, Edinburgh 14 miles, Edinburgh Airport 22.5 miles (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Kitchen-Breakfast Room, Dining Room, Double Bedroom, Study/Bedroom and Cloakroom.

First Floor: Landing, Principal Bedroom, Double Bedroom, Shower Room and Linen Cupboard.

Garden: Private front and rear gardens, both predominantly laid to lawn with colourful herbaceous borders. The garden to the rear also has a paved patio area.

Garage: Single Car Garage.

About: 0.13 Acres



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Situation:

29 Glassel Park Road is situated on a quiet residential street in the heart of Longniddry and only a short distance to the train station and local amenities. 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:

29 Glassel Park Road is situated on a quiet residential street and features a render façade sitting beneath a tiled roof and benefits from double glazing throughout. The house sits back from the main road sheltered by its front garden with ample parking in front of the single garage and underneath the covered car port.

A paved path leads through the front garden to the front door which opens to the entrance hall, giving access to the principal rooms on the ground floor. The sitting room is a generous size and is bathed in natural light from the oversized window that overlooks the front garden. A door opens to the kitchen-breakfast room which has a range of wall and base mounted units, and generous pantry cupboards with space for a table and chairs. Appliances include an oven with grill and four ring gas hob, dishwasher and washing machine with a freestanding fridge/freezer. From the kitchen a door opens to the formal dining room which has a dual aspect and lovely views out over the rear garden. A further door from the kitchen opens to the entrance hall, giving access to a double bedroom, study/bedroom and rear porch with cloakroom and back door that opens to the rear garden.

Stairs ascend to the first floor and landing giving access to the principal bedroom, a further double bedroom, shower room and linen cupboard. The principal bedroom is a generous size with extensive built in wardrobes and views over the front garden. The further double bedroom is also a good size and overlooks the side of the house. Completing the accommodation is the shower room, which has a walk in shower cubicle, wc and wash hand basin and access to two partially floored lofts.



Garden:

The house features a beautiful front and rear garden, both of which are predominantly laid to lawn. The front garden features a beech hedge, with colourful herbaceous border which is well stocked with mature plants and shrubs. The rear garden features a patio area perfect for alfresco dining again with a colourful herbaceous border and two apple trees.

Garage:

There is a single car garage with 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 0PA.

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, Electricity, Water and Drainage.



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

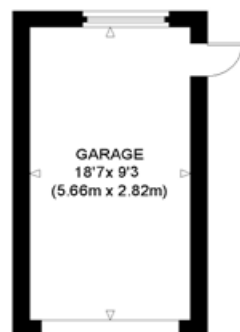
This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

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

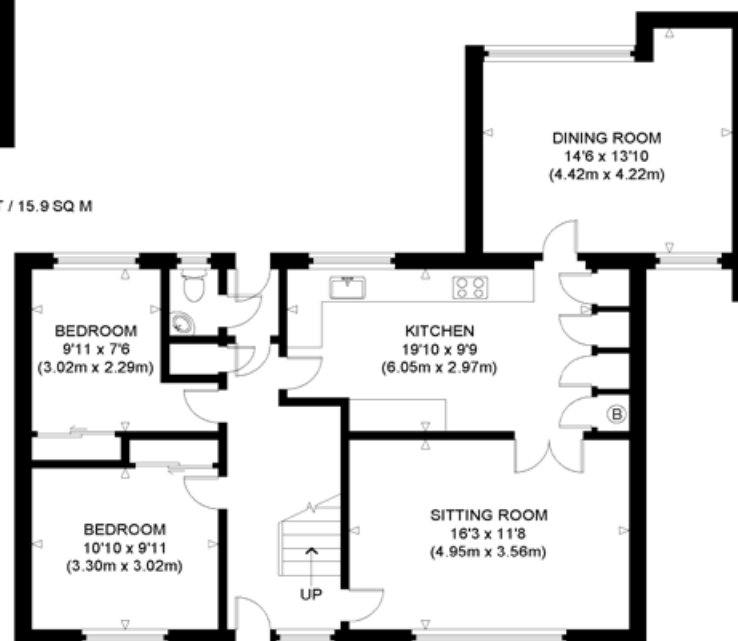
Misrepresentations

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.

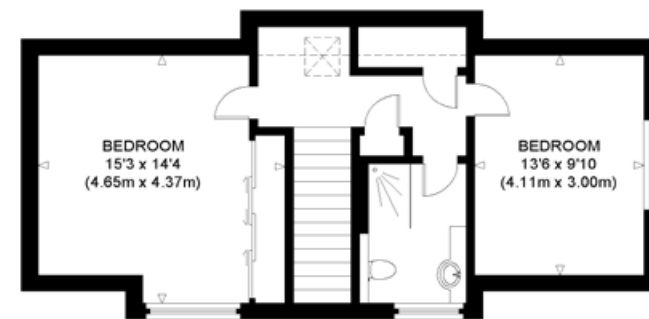




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 172 SQ FT / 15.9 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 957 SQ FT / 89.0 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 529 SQ FT / 49.2 SQ M



GLASSEL PARK ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1486 SQ FT / 138.2 SQ M
GARAGE FLOOR AREA 172 SQ FT / 15.9 SQ M
TOTAL COMBINED FLOOR AREA 1658 SQ FT / 154.1 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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RETTIE

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