



**28 GLASSEL PARK ROAD**

*Longniddry, East Lothian, EH32 0NY*









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**A fabulous 4-bedroom house, with private rear garden, driveway and single garage, within close proximity to Longniddry's train station and amenities and within commuting distance of Edinburgh.**

Longniddry Train Station 0.5 miles, Haddington 6.6 miles,  
Edinburgh 14 miles, Edinburgh Airport 22 miles  
(All distances are approximate).

### Summary of Accommodation:

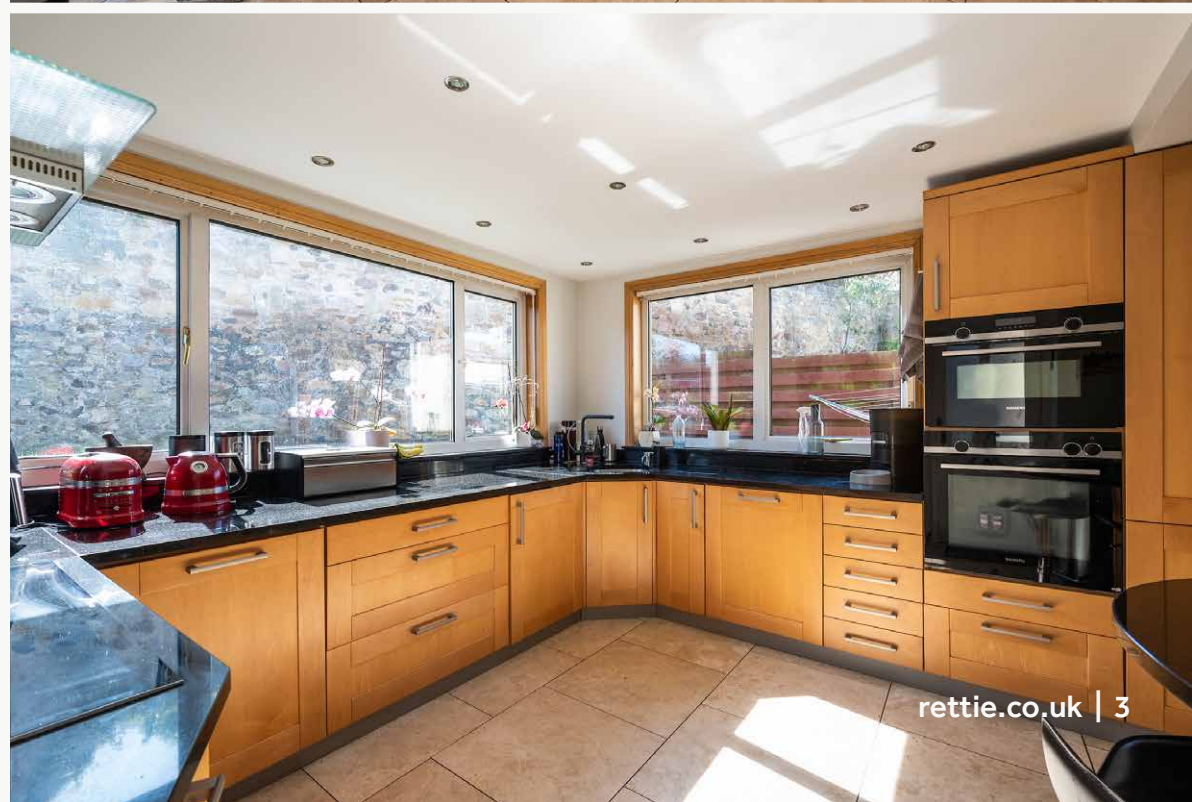
**Ground Floor:** Entrance Vestibule, Entrance Hall, Sitting Room, Kitchen-Breakfast Room, Conservatory/Dining Room, Family Room and Cloakroom.

**First Floor:** Landing, Principal Bedroom, Three further Double Bedrooms, a Family Shower Room and a Linen Cupboard.

**Garden:** A front and rear garden, predominantly laid to lawn, with herbaceous borders, a raised vegetable bed, raised deck and extensive patio.

**Garage:** Single Car Garage, with External EV Charge Point.

**About:** 0.10 Acres





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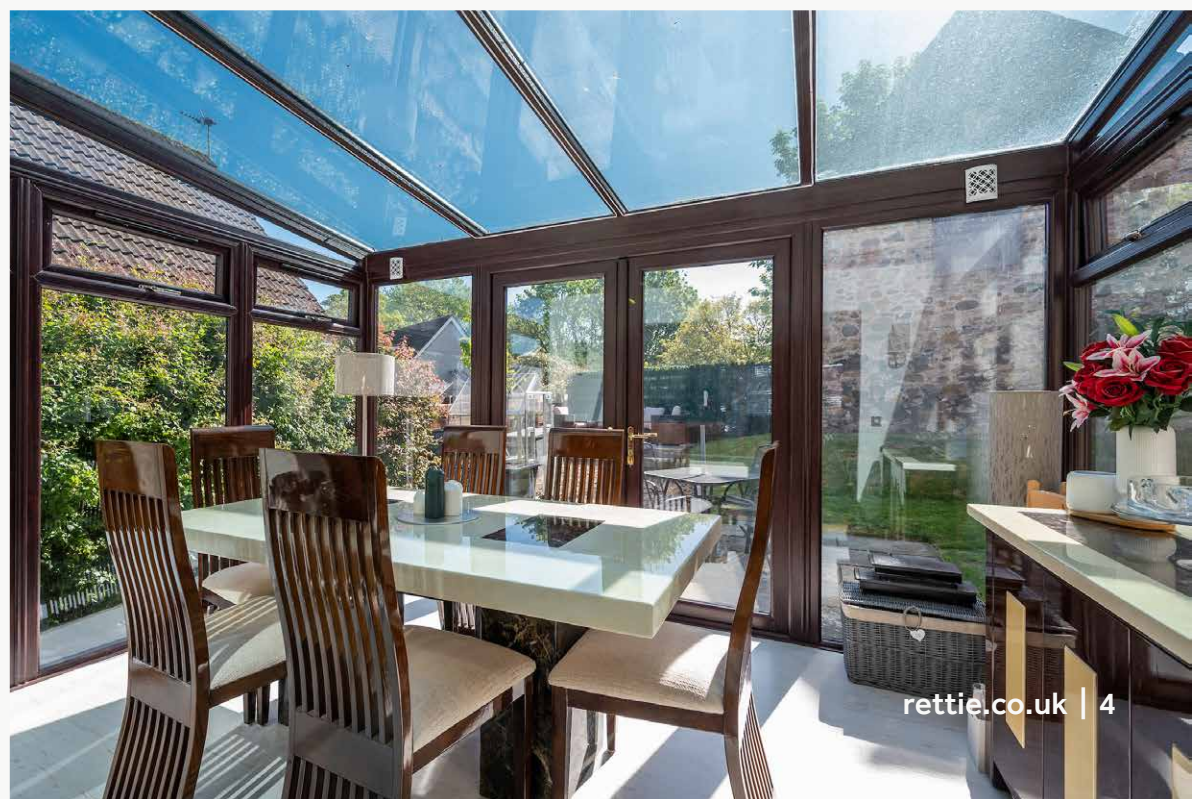
### Situation:

28 Glasssel 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:

28 Glasssel Park Road is approached via a shared road that arrives to a private driveway where there is space to park two cars in front of the single garage. The house sits back from the main road and is sheltered by a beech hedge and attractive front garden. The house features a render façade under a tiled roof, with comfortable accommodation laid out over its two floors and benefits from double glazing throughout. A paved path leads to the front door, which opens to an entrance vestibule, with a partially glazed door opening to a welcoming entrance hall, giving access to the principal rooms on the ground floor. The sitting room is a generous size with a dual aspect with plentiful natural light and a gas fire situated under a stone mantel. Sliding doors open to a conservatory/dining room, which has stunning views over the patio and garden beyond, with double glazed doors opening to the patio area and rear garden. Across the hall there is a family room/bedroom, which is currently utilised as a TV room/snug, with views over the front garden. Adjacent is the kitchen/breakfast room, which has a dual aspect with a range of wall and base mounted units, with a basin overlooking the rear garden and a teardrop breakfast bar. Modern appliances include a Siemens oven with combination microwave/oven/grill above, Miele dishwasher and Miele washing machine, a Siemens induction hob and extractor fan above, with the back door leading out to the rear garden, with space for an American style fridge/freezer, with an under stairs storage cupboard, which has shelving. Completing the accommodation on the ground floor is a downstairs cloakroom.

Stairs ascend to the first floor and landing, giving access to a principal bedroom which has views over the front garden, with built-in wardrobes and a vanity unit. The adjacent double bedroom has views over the rear garden. Across the landing there are two further double bedrooms; one with built-in wardrobes overlooks the front garden and the remaining double bedroom has views over the rear garden, with built-in wardrobes. Completing the accommodation on the first floor is a family shower room with walk-in shower cubicle, WC and wash hand basin and a linen cupboard.





### Garage:

The single garage is a generous size with electricity and an electric door, with shelving and hardstanding, with a view out to the rear garden. Adjacent to the garage is an external EV charge point.

### Garden:

From the front driveway a wrought iron pedestrian gate opens to a paved path leading to the rear garden, which is predominantly laid to lawn, with an herbaceous border and vegetable patch to one side, with drying green, and a paved patio area with raised wooden decking to the rear, which occupies an elevated position in the garden, making the most of the afternoon sun. The front garden is bounded by a beech hedge and is predominantly laid to lawn.

## 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 0NY.

### 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, Electricity 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 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.

### 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

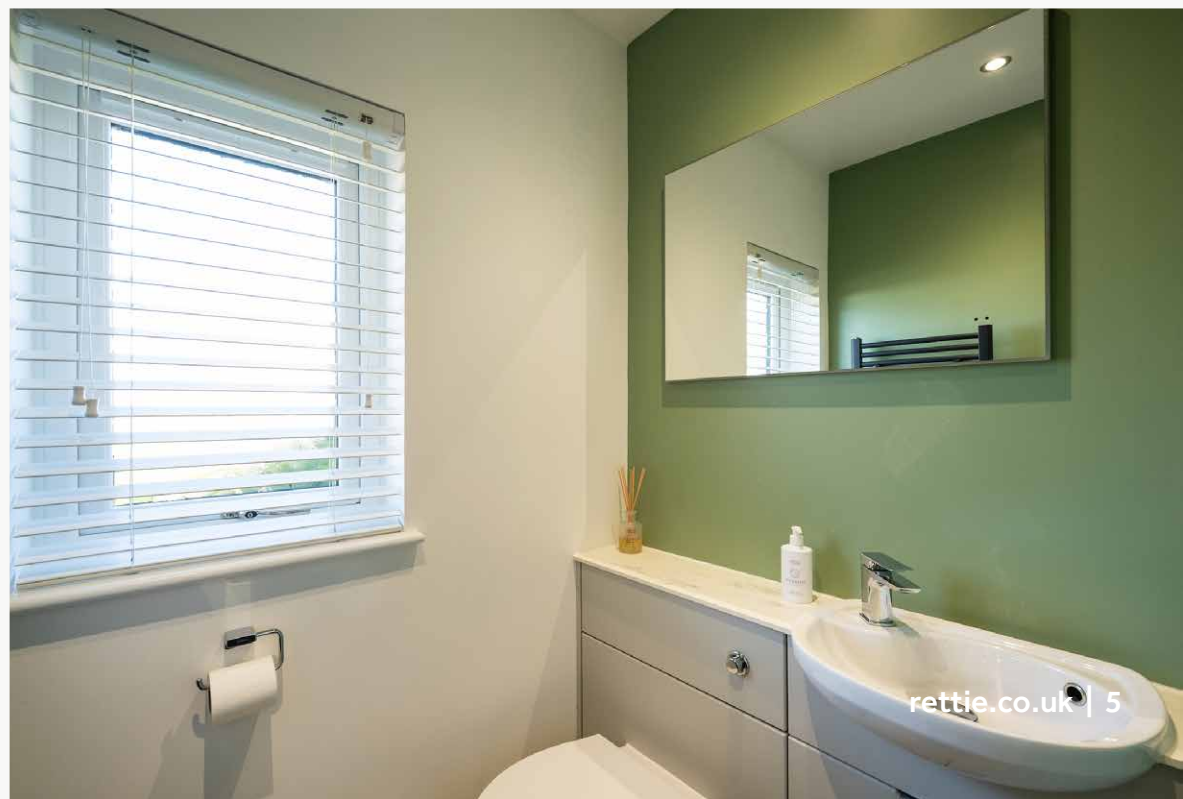
This property and other properties offered by Rettie can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

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

### 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.

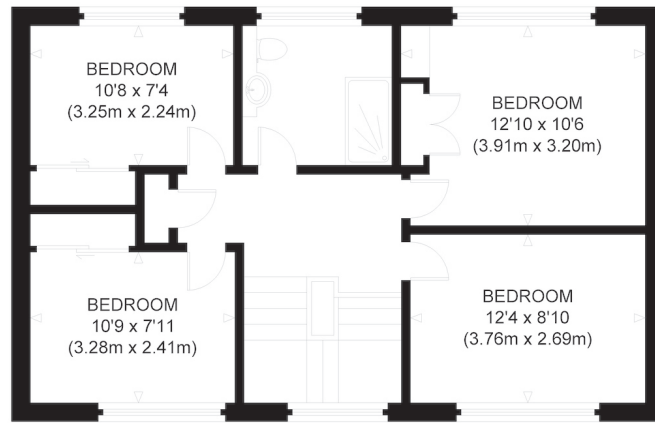
All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.



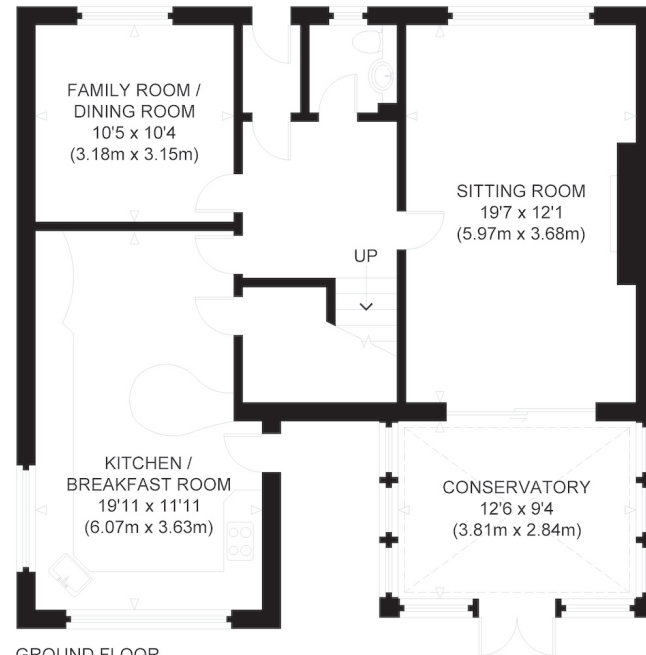




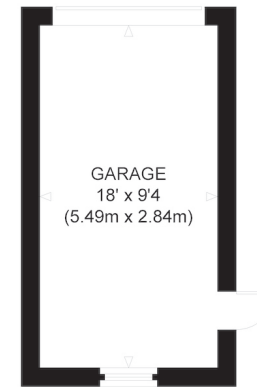




FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 641 SQ FT / 59.6 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 886 SQ FT / 82.4 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 168 SQ FT / 15.6 SQ M

GLASSEL PARK ROAD

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1527 SQ FT / 142.0 SQ M

GARAGE FLOOR AREA 168 SQ FT / 15.6 SQ M

TOTAL COMBINED FLOOR AREA 1695 SQ FT / 157.6 SQ M

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

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### 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.

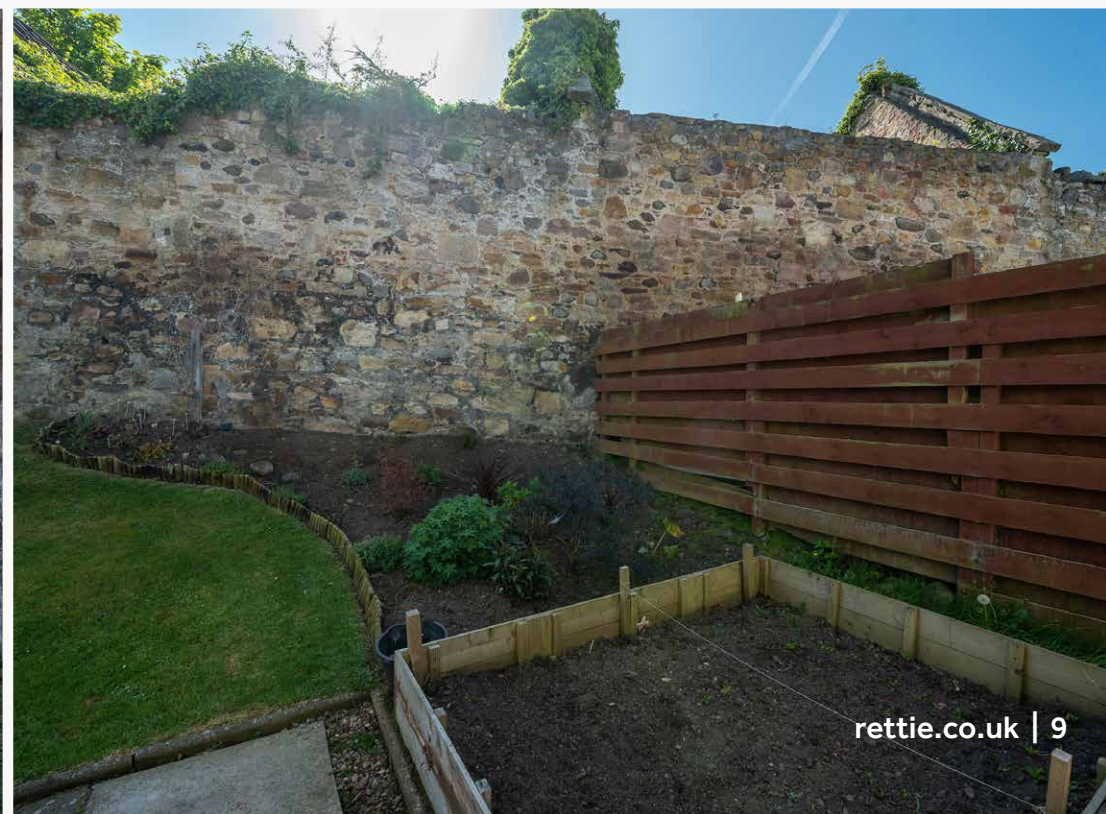
RETTIE

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mail@rettie.co.uk

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Edinburgh  
EH3 6DH







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## RETTIE

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