



**26 DOUGLAS ROAD**

*Longniddry, East Lothian, EH32 0LJ.*









## 26 DOUGLAS ROAD

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**A fantastic 4–5-bedroom house, with spacious reception rooms and generous garden grounds extending to 0.18 Acres, within close proximity to Longniddry's amenities and within commuting distance of Edinburgh.**

Longniddry Train Station 0.4 miles, North Berwick 10.6 miles, Edinburgh 15 miles, Edinburgh Airport miles (All distances are approximate).

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### Summary of Accommodation:

**Ground Floor:** Entrance Hall, Sitting Room, Open Plan Kitchen–Dining Room, Study/Bedroom 5, Cloakroom, Utility Hall and Under Stairs Cupboard.

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

**Garage:** Double Garage with electric door, electricity and outside tap.

**Garden:** Front and Rear Gardens, predominantly laid to lawn, with herbaceous borders and a large patio to the rear.

**About: 0.18 Acres.**



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### Situation:

26 Douglas 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:

26 Douglas Road is approached via a shared road that arrives to a private driveway, offering ample parking for multiple cars in front of the double garage. The house sits back from the main road and features a partial brick and render façade under a tiled roof, benefitting from double glazing throughout and offers comfortable accommodation situated over its two floors.

A paved path flanked by the front garden leads to the front door which opens to a welcoming entrance hall, giving access to the principal rooms on the ground floor. The sitting room is a bright and spacious room, with views over the front garden with an open alcove giving access to the open plan kitchen/dining room. The kitchen has a range of wall and base mounted units, with a sink overlooking the rear garden. Modern appliances include an oven and grill, with four ring induction hob above, with Siemens dishwasher and space for a freestanding fridge and freezer. The dining area has space for a table and chairs, with beautiful views over the rear garden, with bi-folding doors opening out to a large paved patio area and garden beyond. From the kitchen a door opens to a utility hall, which is plumbed for a washing machine and is home to the gas boiler, with a pantry store cupboard providing shelving and a back door leading out to the driveway and garage. On the ground floor there is a study/bedroom 5 which overlooks the front garden, with an understairs storage cupboard and completing the accommodation on the ground floor is a cloakroom, with WC and wash hand basin.





Stairs ascend to the first floor and landing, giving access to the principal bedroom, with built-in wardrobes and views over the rear garden. The adjacent double bedroom has built-in wardrobes and views over the front garden. Across the landing there is a further double bedroom and adjacent is the remaining double bedroom, which has cupboard housing the hot water tank and provides shelving, with views over the rear garden. Completing the accommodation on the first floor is a family bathroom, with bath with separate handheld shower attachment, walk-in shower cubicle with drencher showerhead, WC, wash hand basin and heated towel rail. From the landing access can be made to a partially floored loft.

#### **Garden:**

The gardens at 26 Douglas Road comprise of a front and rear garden. The front garden is predominantly laid to lawn with a herbaceous border. The rear garden is a very generous size, predominantly laid to lawn with a hedge border to one side and fencing to the other, with apple trees to the rear and a timber framed garden shed with felt roof, with a large expanse of patio directly outside of the house, where you can enjoy al fresco dining. The rear garden is secure with a wrought iron gate opening to the private driveway.

#### **Garage:**

Electric doors open to a double garage, which has hardstanding, with power, electricity and a water tap.

### **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 0LJ.

#### **Fixtures and Fittings**

Only items specifically mentioned in the particulars of sale will be 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



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### Council Tax – Band G.

### 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 – 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:

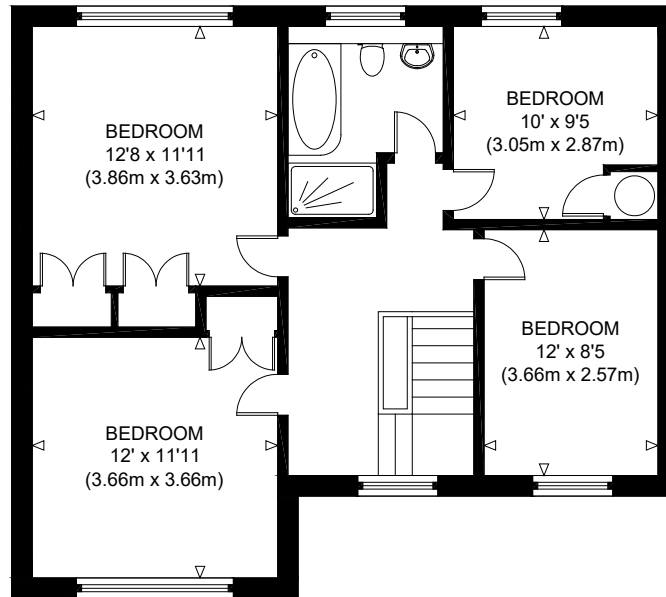
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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

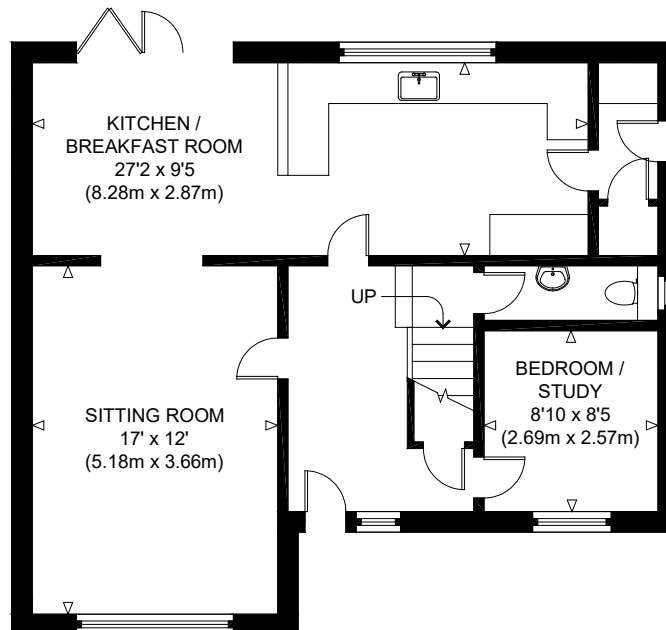
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







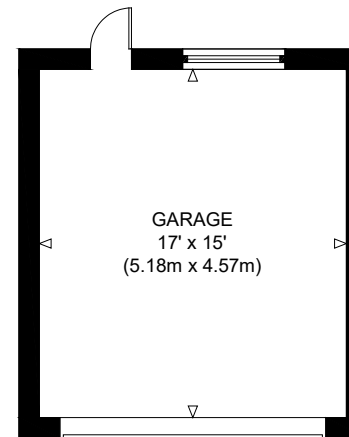
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 720 SQ FT / 67.9 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 730 SQ FT / 67.9 SQ M



DOUGLAS ROAD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1460 SQ FT / 135.8 SQ M  
GARAGE FLOOR AREA 255 SQ FT / 23.7 SQ M  
TOTAL COMBINED FLOOR AREA 1715 SQ FT / 159.5 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 255 SQ FT / 23.7 SQ M







### 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

📞 0131 624 4183

✉️ [mail@rettie.co.uk](mailto:mail@rettie.co.uk)

🏠 11 Wemyss Place  
Edinburgh  
EH3 6DH

