



7 OLD DEAN ROAD

Longniddry, East Lothian, EH32 0QY



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A well-appointed 3-bedroom house, with generous private gardens and driveway, 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 Hall, Sitting Room, Kitchen, Conservatory/ Dining Room and Generous Under Stairs Storage Cupboard.

First Floor: Landing, Principal Bedroom, Double Bedroom, Single Bedroom/Study and Family Shower Room and a Linen Cupboard.

Garden: A private front and rear garden, predominantly laid to lawn, with herbaceous borders. The rear garden has two paved patio areas and raised flower beds and shed

About: 0.10 Acres



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Situation:

Situated on a quiet residential cul-de-sac in the heart of Longniddry, 7 Old Dean Road is only a short distance to the train station and local amenities including 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 3,000, 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:

7 Old Dean Road is approached via a shared road that arrives to a private driveway where there is space to park two cars. The house sits back from the main road, and a wooden pedestrian gate opens to the private front garden. The house is semi-detached and 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 a welcoming entrance hall, giving access to the principal rooms on the ground floor. The sitting room is a generous size with double doors opening to a conservatory/dining room that is bathed in natural light. A further set of double-glazed doors open on to the patio area and rear garden. Adjacent to the sitting room is the newly installed kitchen, which has a range of wall and base mounted units, with a stainless-steel basin overlooking the front garden. Modern appliances include a built-in double oven, a four-ring venting induction hob, built-in fridge/freezer, and space for a microwave, freestanding dishwasher and washing machines. Completing the accommodation on the ground floor is a large understairs storage cupboard with shelving.

Stairs ascend to the first floor and landing, giving access to a principal bedroom which has views over the rear garden. The adjacent double bedroom has views over the front garden. Across the landing there is further bedroom that is currently used as a study, with rear garden views. Completing the accommodation on the first floor is a family bathroom with overhead shower attachment, WC, wash hand basin and fitted cabinet, razor point, and heated towel rail, with a linen cupboard that also houses the gas boiler.

Garden:

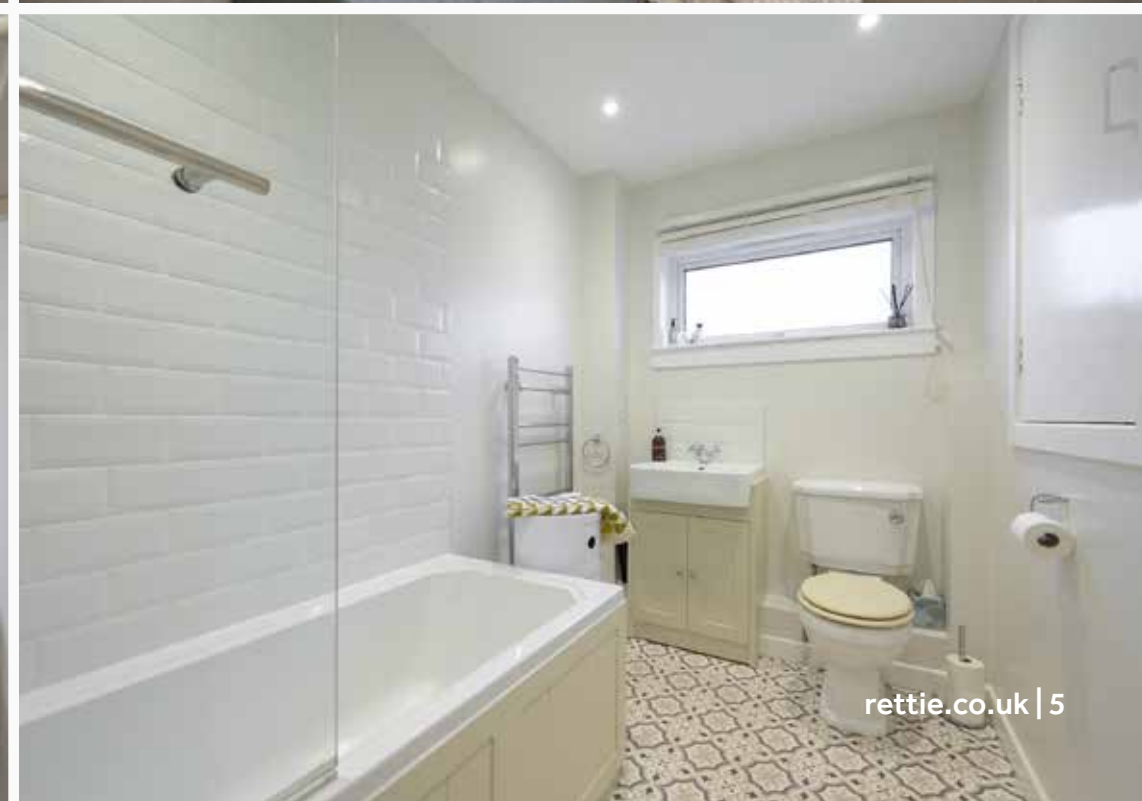
From the driveway a wooden pedestrian gate opens to an enclosed front garden, that is predominantly laid to lawn, partially bordered by a beech hedge and panel fencing with herbaceous borders, featuring a range of mature shrubs and trees. Outside tap. A paved path leads to front door with the garden wrapping around the side of the house leading to the rear garden. Featuring two paved patio and lawn areas, perfect for al-fresco dining, neatly presented with raised flower beds, and a garden shed.

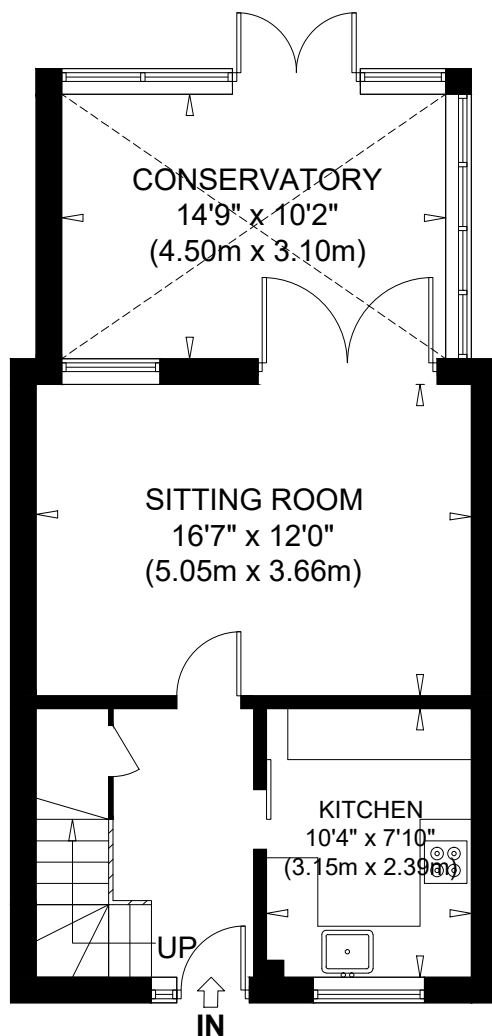
GENERAL REMARKS AND INFORMATION

Viewing

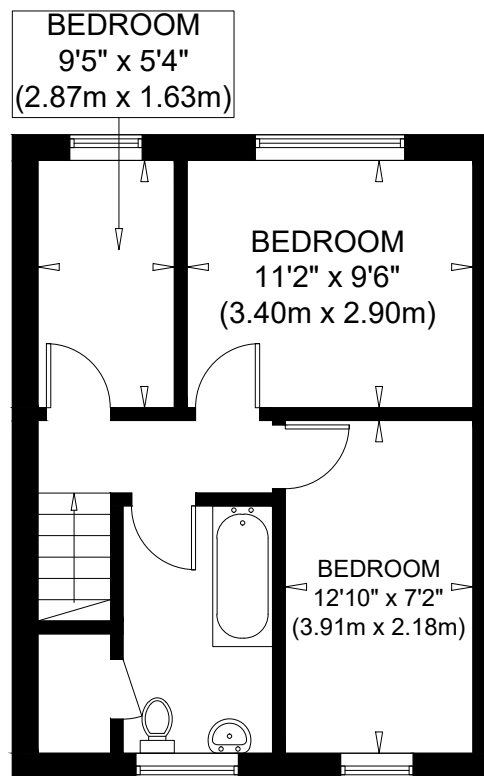
Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 50.8 SQ M / 546 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 35.4 SQ M / 381 SQ FT

OLD DEAN ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 86.2 SQ M / 927 SQ FT

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

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Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH32 0QY.

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 D

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 – 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.

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

☎ 0131 624 4183
✉ mail@rettie.co.uk
🏠 11 Wemyss Place
Edinburgh
EH3 6DH

