



3 SCHOOL WYND

Longniddry, East Lothian EH32 0GH



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A charming four-bedroom semi-detached house that enjoys an open outlook, this attractive home benefits from a private enclosed rear garden, together with a single garage. Set within the picturesque and highly sought-after Longniddry Village development and within commuting distance of Edinburgh.

Aberlady 3 miles, Haddington 4 miles, Gullane 6 miles, North Berwick 10 miles, Edinburgh City Centre 14 miles (all distances are approximate).

Accommodation:

Ground Floor: Ground Floor: Entrance Hall, Sitting Room, Open Plan Kitchen/Dining Room, Utility Room, WC, Under Stairs Cupboard.

First Floor: Landing, Principal Bedroom with En Suite Shower Room, Three Further Double Bedrooms, Family Bathroom.

Garden: A private enclosed rear garden, predominantly laid to lawn with colourful herbaceous borders.

Garage: Single garage with manual door, power supply, and parking space for one vehicle to the front.



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Situation

3 School Wynd is located within the highly desirable Longniddry Village—an award-winning development comprising a thoughtfully designed collection of homes that blend traditional architectural character with the demands of modern living. The development has been carefully planned to reflect a classic village aesthetic, incorporating features such as sash and case astragal glazed windows with stone surrounds, slate or red pantile roofs, and symmetrical façades, lending a distinct Georgian-inspired charm.

Residents benefit from a range of local amenities within easy walking distance, including a Margiotta's convenience store, gym, yoga studio, café, restaurant, beauty salon and for those wishing to brush up on their culinary skills there is Yarrow Cookery School, recently shown on BBC. The development also offers a variety of attractive outdoor spaces, including a restored mill pond, wildflower meadow, children's play parks, a community orchard, and a sports pitch.

Longniddry itself is well positioned for commuting to Edinburgh, with a local railway station providing regular services to the city, and the A1 offering convenient road access. The village supports a thriving community and offers a range of amenities, including local shops, a library, pub/restaurant, and a well-regarded primary school. Private schooling is available nearby, with further options in Edinburgh.

The surrounding area provides an excellent selection of leisure pursuits. Nearby towns such as Haddington and North Berwick offer a wider range of shops and facilities. East Lothian is renowned for its world-class golf courses, including Muirfield, Gullane, Luffness, and Archerfield, all within easy reach.

The stunning East Lothian coastline is also close at hand, with Longniddry Bents offering an expansive sandy beach popular for walking, riding, and a variety of watersports. Gosford House and its "Pleasure Gardens" provide further opportunities for outdoor recreation, while nearby Aberlady Bay is home to a renowned nature reserve and birdwatching centre.

Description

Occupying an enviable position within the development, 3 School Wynd enjoys an open outlook to the front, creating a sense of space and privacy. The property is also conveniently located within easy reach of local amenities at Longniddry Steading and the train station.

The accommodation is both well-proportioned and beautifully presented throughout. Upon entering, a bright and spacious entrance hall sets a welcoming tone. The elegant sitting room provides a comfortable and refined living space, enhanced by a stylish electric fire serving as a focal point, with recessed space above for a television.





From the entrance hall access can be made to the impressive open plan kitchen and dining room which forms the heart of the home, offering a contemporary and highly functional space ideal for both family life and entertaining. Modern appliances include a 4 ring- induction hob, electric oven, combi oven/microwave and fridge/freezer. This area is further complemented by a separate utility room which is plumbed for a washing machine and a conveniently positioned cloakroom.

On the first floor, a well-appointed landing provides access to four generously sized double bedrooms. The principal bedroom benefits from built in wardrobes and an en suite shower room, while the remaining bedrooms, two of which have built in wardrobes are served by a modern family bathroom. The overall layout offers flexibility and is ideally suited to modern family living.

Garden

The property benefits from a private and fully enclosed rear garden, providing a peaceful and secure outdoor space. Predominantly laid to lawn, the garden is enhanced by a well-stocked herbaceous border, offering colour and interest throughout the seasons.

Available by separate negotiation is an insulated summer house complete with electricity, offering excellent versatility as a home office, studio, or relaxation space.

Garage

The property further benefits from a secure single garage, fitted with an manual up-and-over door. Equipped with electricity and partial shelving, it provides practical storage solutions alongside parking, with an additional space available to the front.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items mentioned within the brochure will be included in the sale. The Summer House in the garden is available by separate negotiation. The light in the kitchen and hallway will be removed.

Services

Mains electricity, gas, drainage and water, with gas central heating

Viewing

Strictly by appointment only with Rettie. 0131 220 4160. Email: townandcountry@rettie.co.uk

Satellite Navigation

For the benefit of those with satellite navigation the postcode for the property is EH32 0GH

EPC Rating

Band

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

Council Tax

Band F

Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.



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. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

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.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

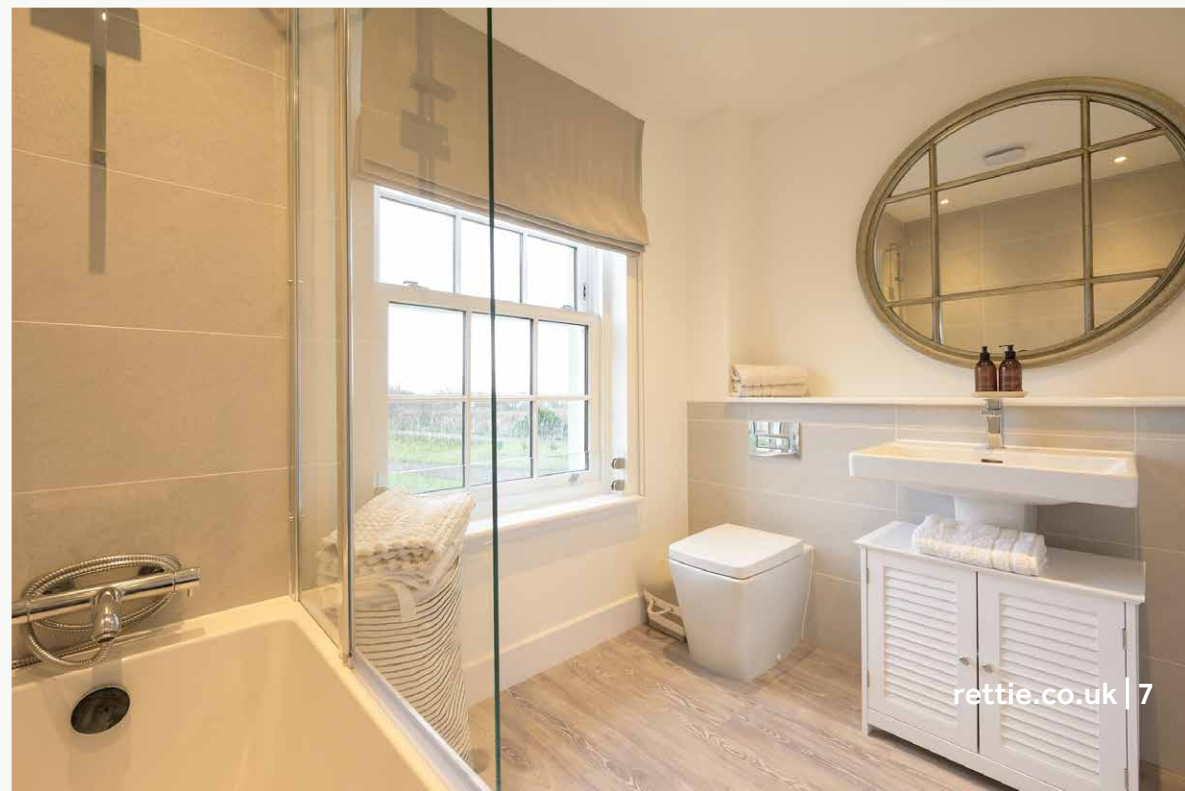
Servitude Rights, Burdens & Wayleaves:

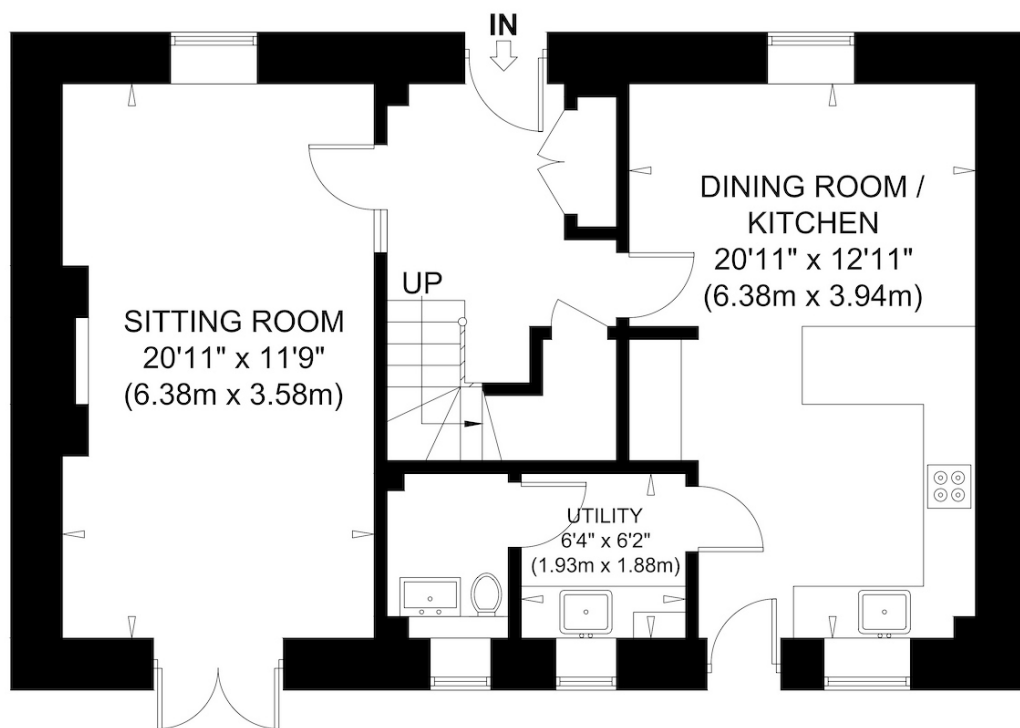
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:

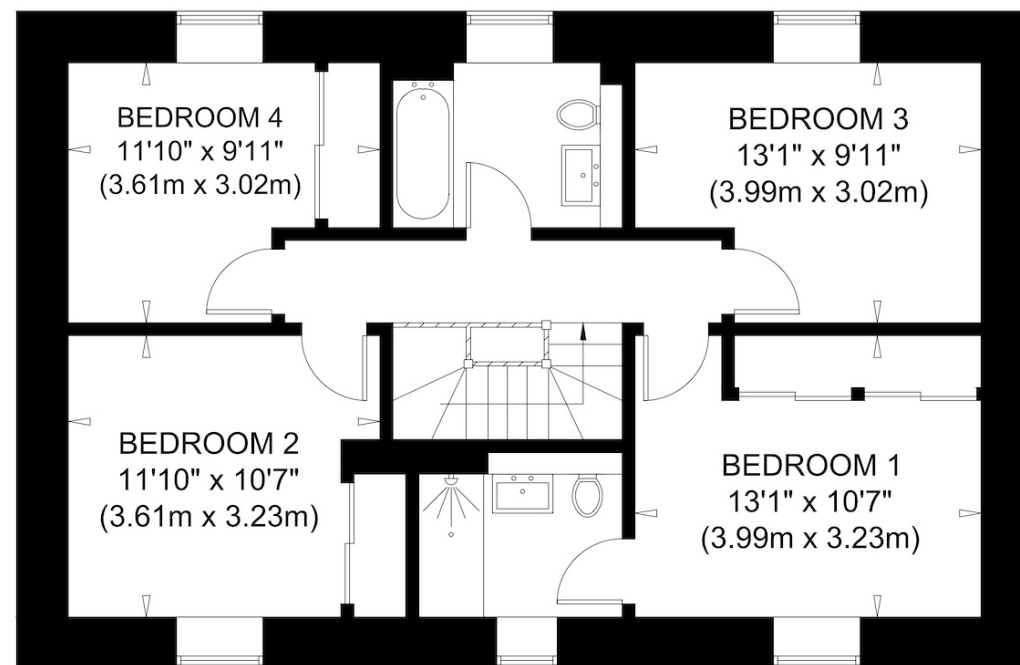
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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 67.5 SQ M / 726 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 67.5 SQ M / 726 SQ FT

3 SCHOOL WYND
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 135.0 SQ M / 1453 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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