



**100 GLASSEL PARK ROAD**  
*Longniddry, East Lothian, EH32 0TA*





## 100 GLASSEL PARK ROAD Longniddry, East Lothian, EH32 0TA

**A superb 3-4 bedroom detached house, with private front and rear gardens, a double garage within close proximity of Longniddry's amenities and within commuting distance of Edinburgh.**

Longniddry 0.9 miles, Haddington 7.1 miles, Edinburgh 14 miles,  
Edinburgh Airport 22.4 miles (All distances are approximate).

### Summary of Accommodation:

**Ground Floor:** Entrance Hall, Sitting Room, Kitchen, Dining Room/  
Double Bedroom, Study/Bedroom, Shower Room and two storage  
cupboards.

**First Floor:** Landing, Principal Bedroom, Double Bedroom, a Shower  
Room and an eaves storage cupboard.

**Garden:** Private front and rear gardens, the front garden is gravelled  
with an assortment of shrubs, and the rear garden is gravelled with a  
patio area perfect for alfresco dining.

**Garage:** Garage with private driveway.

**About:** 0.09 Acres



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### Situation:

Longniddry is an attractive and well-established coastal village in East Lothian, offering an appealing combination of rural tranquillity and convenient access to Edinburgh. The village benefits from a good range of local amenities, including a convenience store, post office, community centre and library, together with a selection of cafés and local services. Leisure opportunities are abundant, with the renowned Longniddry Bents providing expansive beaches, scenic walking routes and coastal pursuits, while several nearby golf courses and countryside paths further enhance the village's recreational appeal.

Longniddry is well served for education. The village lies within the catchment for Longniddry Primary School, a well-regarded establishment situated at the heart of the community, with secondary schooling typically provided at Preston Lodge High School in Prestonpans. A number of respected independent schools in Musselburgh, Haddington and Edinburgh are also readily accessible, offering additional choice for families seeking private education.

With its strong community character, attractive setting and comprehensive provision of amenities and schooling, Longniddry represents an excellent residential location for families and professionals alike.

### General Description:

100 Glassel Park Road is approached directly from the main road and enjoys a private driveway positioned to the side of the house. Set back from the roadside and sheltered by its well-maintained front garden, the house features an attractive partial brick and render façade beneath a tiled roof and benefits from double glazing throughout. The front door opens into a welcoming entrance hall, which provides access to the principal rooms on the ground-floor.

The sitting room is a bright and generously proportioned space, filled with natural light from two front-facing windows overlooking the front garden. A separate door leads through to the kitchen, which is fitted with a range of wall and base units and a sink which has a large window which provides plentiful light into the kitchen. Modern conveniences include an integrated oven and grill, a four-ring gas hob, and integrated fridge/freezer with space for dishwasher and washing machine. An external door from the kitchen opens to a useful side access linking both the front and rear gardens.

Returning to the entrance hall, access is also provided to a dining room/double bedroom and an adjacent study/double bedroom, the latter featuring extensive fitted wardrobes. Completing the ground floor accommodation is a newly fitted shower room, with a walk-in shower cubicle with fitted seat and two grab rails, wc and wash hand basin, and two hall cupboards offering additional storage.



Stairs rise to the first-floor landing, which leads to the principal bedroom, a spacious room with generous built-in wardrobes and views over the front garden. Across the landing lies a further double bedroom overlooking the rear garden. A shower room, fitted with a shower cubicle, WC, wash-hand basin and cupboard housing the boiler, completes the first-floor accommodation.

#### Garden

The property benefits from both front and rear gardens. The front garden is attractively gravelled and planted with a variety of shrubs. To the rear, the garden is partially gravelled and features a patio area, ideal for outdoor dining and relaxation.

#### Garage

A double garage with a manual door provides excellent additional storage or parking. The garage is equipped with electricity and includes a pedestrian door giving convenient access to the garden.

#### 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 0TA.

##### Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the price.

##### 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: 01620 827 827.

##### 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.

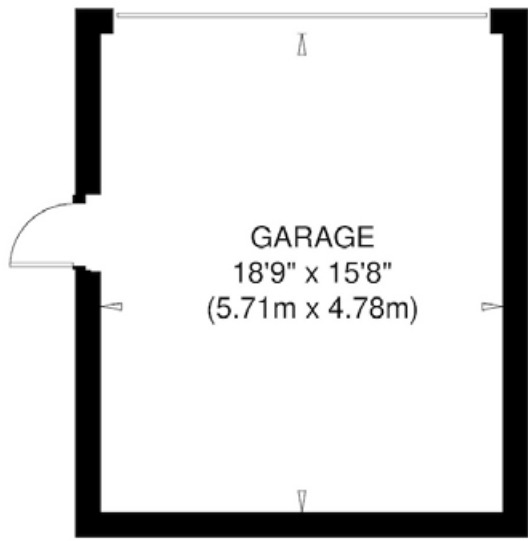
##### Servitude Rights, Burdens & Wayleaves

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.

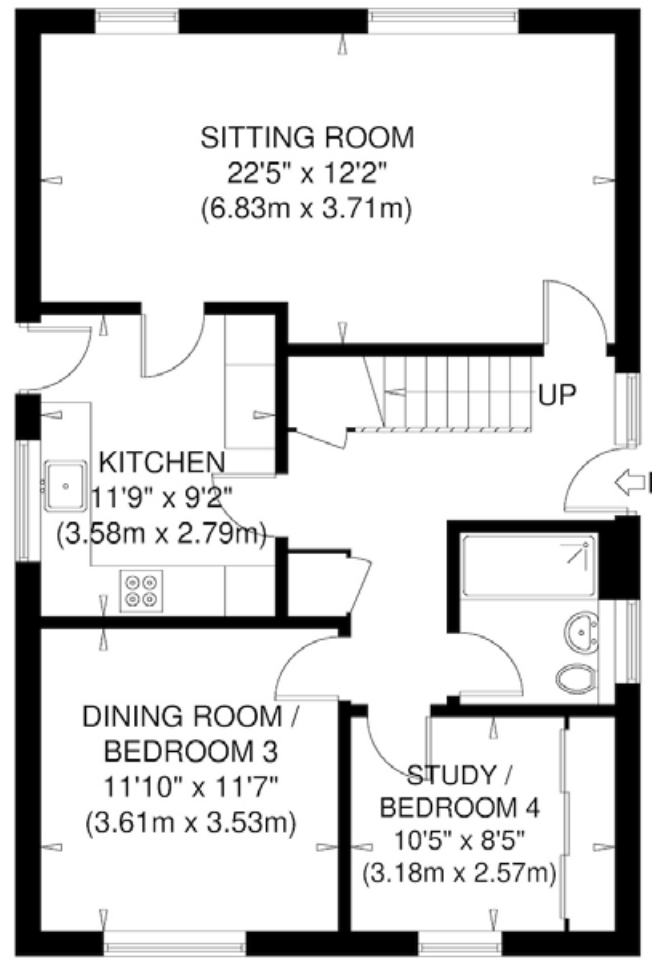




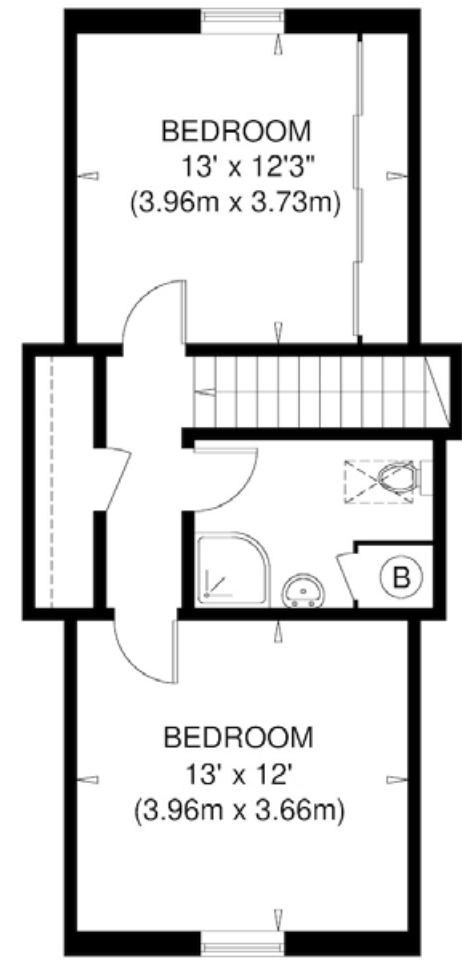
 = Reduced headroom below 1.5m / 5'0"



**GARAGE**  
GROSS INTERNAL  
FLOOR AREA 27.3 SQ M / 293 SQ FT



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 73.3 SQ M / 788 SQ FT



**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 44.8 SQ M / 482 SQ FT

GLASSEL PARK ROAD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 118.1 SQ M / 1270 SQ FT  
GARAGE AREA = 27.3 SQ M / 293 SQ FT  
TOTAL AREA = 145.4 SQ M / 1563 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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### 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](https://www.instagram.com/RettieandCo) and [LinkedIn](https://www.linkedin.com/company/rettie).

### 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

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