



1 QUEENS ROAD

Longniddry, East Lothian, EH32 0FG



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A truly exceptional 4-bedroom family home offering an excellent blend of space, comfort, and luxury. Set within beautifully maintained enclosed gardens and complemented by a generous double garage, this elegant property provides the perfect setting for modern family living and entertaining. Ideally positioned close to the charming coastal village amenities of Longniddry, with convenient access to Edinburgh for commuting, it combines tranquil surroundings with outstanding connectivity.

Longniddry Steading 0.3 miles, Longniddry Train Station 0.7 miles, North Berwick 11.2 miles, Edinburgh 16 miles, Edinburgh Airport 24 miles
(All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Open Plan Kitchen-Dining Room, Utility Room and an Understairs Cupboard.

First Floor: Landing, Principal Bedroom with En Suite Shower, Three further Double Bedrooms and a Family Bathroom.

Garden: A generous enclosed garden, predominantly laid to lawn with colourful herbaceous borders and a patio area.

Double Garage: A large double garage, with manual doors, electricity and partial loft storage.

About: 0.12 Acres



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Situation:

Longniddry Village is an exciting award-winning new community set within the charming coastal village of Longniddry, combining contemporary living with the character and beauty of East Lothian. Thoughtfully designed with attractive green spaces, walking routes and a growing range of local amenities including Margiotta convenience store, gym, café and Yarrow cookery school, the development enjoys a relaxed village atmosphere while benefiting from excellent everyday convenience. Families are well catered for with highly regarded local schooling nearby, including primary education within the village and secondary schooling at Preston Lodge High with independent schooling served by The Compass in Haddington, Belhaven Prep in Belhaven and Loretto Junior and Senior School in nearby Musselburgh.

Within the village itself, residents have access to local shops and essential services including Co-op Food Store, Longniddry Pharmacy, Post Office, alongside independent cafés and eateries such as The Filling Station and the popular The Longniddry Inn. The village also offers a strong sense of community with a library, community centre, sports clubs, tennis club and golf course, local recreational facilities all close at hand. Perfectly positioned for commuters, Longniddry offers superb transport links via the A1 and direct rail services from Longniddry Station into Edinburgh Waverley, making it ideal for those seeking coastal living within easy reach of the capital. Residents can also enjoy everything East Lothian has to offer, from stunning sandy beaches and scenic coastline walks to world-renowned championship golf courses including Muirfield, Gullane and Craigielaw, all set against the backdrop of Scotland's celebrated Golf Coast.

General Description:

1 Queens Road occupies a generous corner plot, with a large, enclosed garden, boasting uninterrupted views over surrounding farmland to the front of the property. The house sits back from the main road and is approached via a dedicated access to private parking spaces in front of the detached double garage. 1 Queens Road has a charming, rendered façade, sitting beneath an attractive slate roof and enjoys a welcoming first impression, complemented by double glazing throughout. Detached properties like this, with double garage and a generous garden, are rare within the Longniddry Village development.

The front door opens into a bright entrance vestibule with a useful storage cupboard housing the electrics, before a glazed inner door opens to the entrance hall, providing access to the principal ground floor accommodation.

The sitting room is wonderfully spacious and filled with natural light thanks to its triple-aspect windows, while double doors open directly onto the patio and rear garden, creating an ideal space for both relaxing and entertaining. Across the hall lies the impressive open-plan kitchen and dining room, undoubtedly the heart of the home. The kitchen is fitted with an excellent range of wall and base units, with the sink perfectly positioned to enjoy views over the garden. Integrated Siemens appliances include a four-ring induction hob with extractor hood, oven, microwave, dishwasher, fridge and freezer. The dining area offers ample space for family dining and gatherings alike.



Leading from the kitchen is a practical utility room, complete with additional fitted storage, a basin, space for both a washing machine and tumble dryer, and housing the gas boiler. A door from the utility room leads to a convenient ground floor WC. The kitchen also provides direct access to the rear garden, perfect for indoor-outdoor living during the warmer months. Completing the accommodation on the ground floor is an understairs cupboard on the ground floor housing the hot water cylinder.

From the entrance hall a staircase ascends to the first-floor landing, where the principal bedroom enjoys lovely views over the garden and benefits from built-in wardrobes and a stylish en suite shower room with walk-in shower, WC, wash hand basin and Velux window. Adjacent to the principal is a second double bedroom which also features built-in wardrobes, while the family bathroom is fitted with a bath and overhead shower attachment, WC and wash hand basin. Completing the first floor are two further generously proportioned double bedrooms, along with access to the loft space.

Garden:

Externally, the property is enhanced by an exceptionally generous rear garden, predominantly laid to lawn and beautifully framed by colourful herbaceous borders. A paved patio provides the perfect setting for outdoor dining and entertaining, while a charming, boxed herb garden and rockery add further character and interest.

Double Garage:

The detached double garage features twin manual up-and-over doors, electricity supply and partial loft storage, offering excellent additional space and practicality.

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 0FG.

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, drainage and water.

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620827827

Council Tax

Band G

EPC Rating

Band B

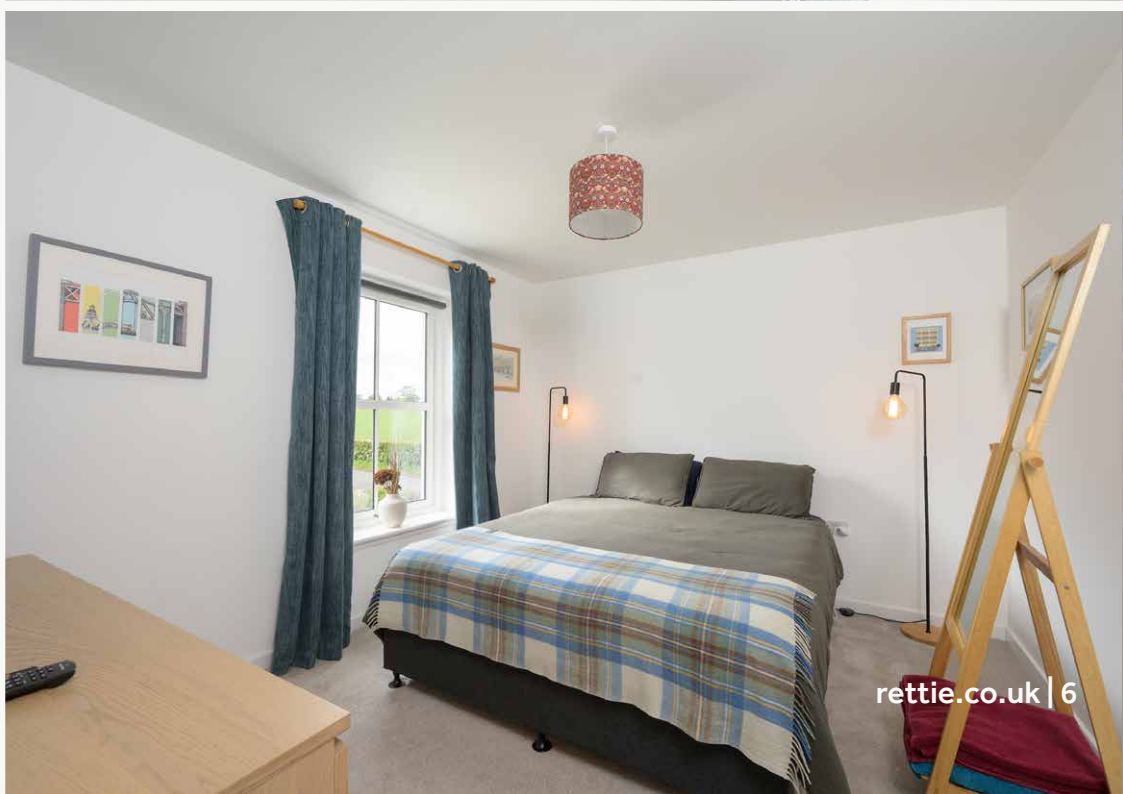
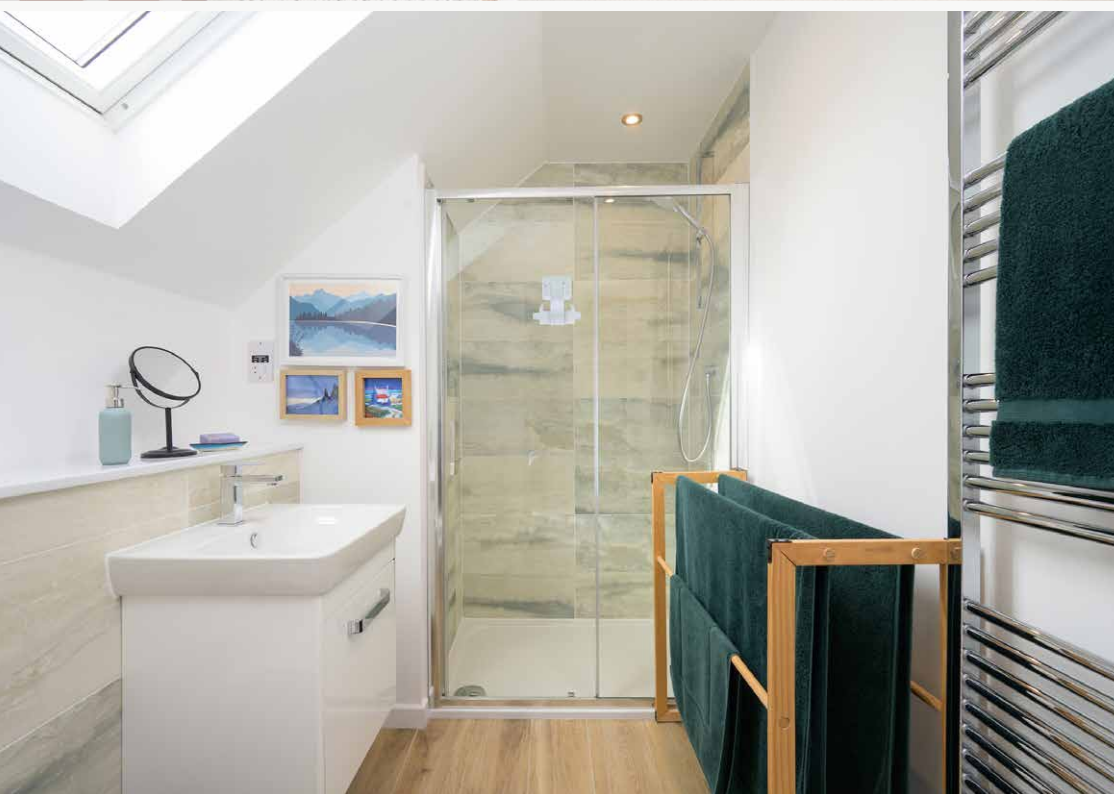
Home Report

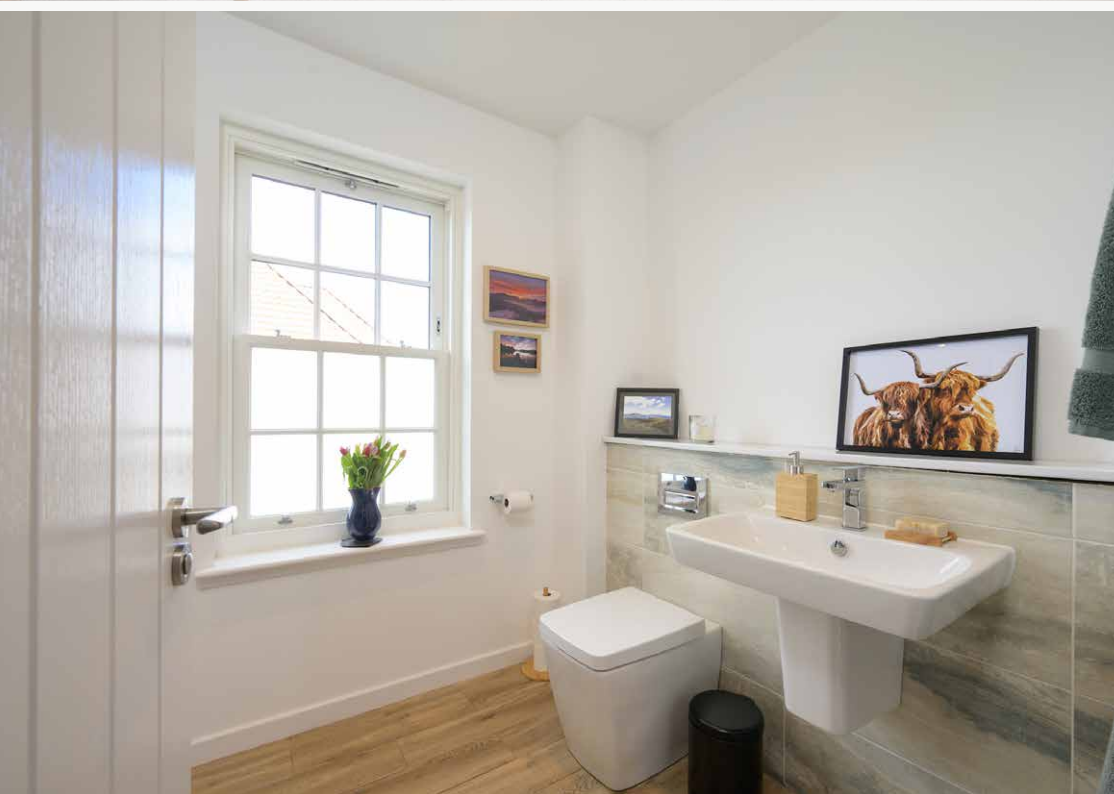
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

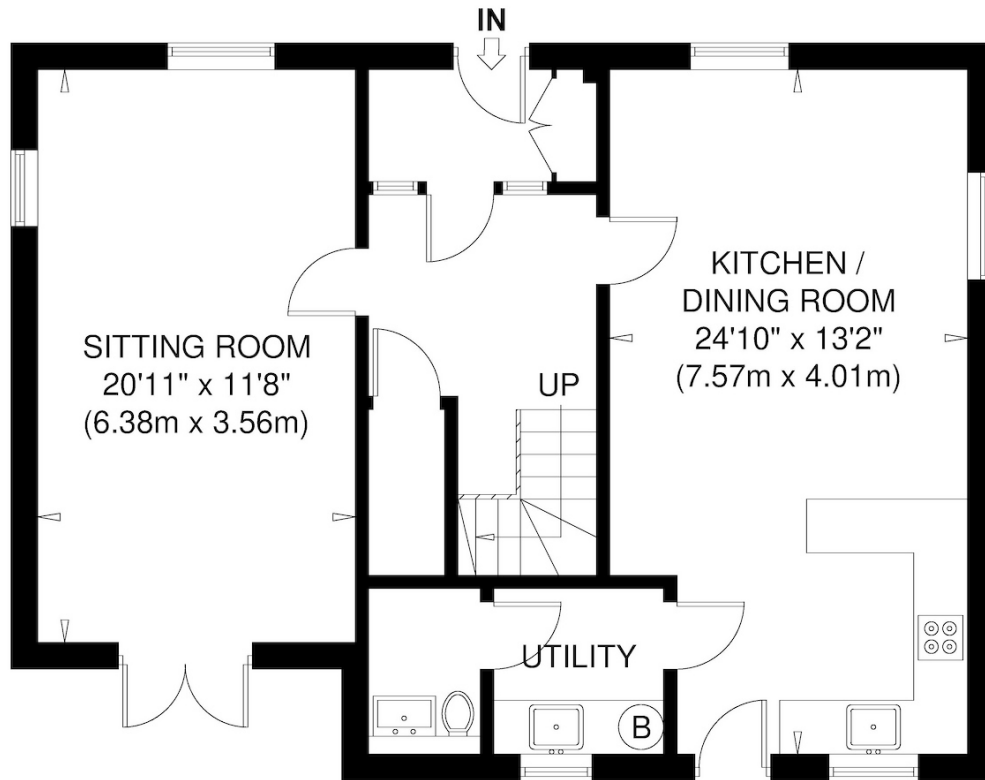
Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

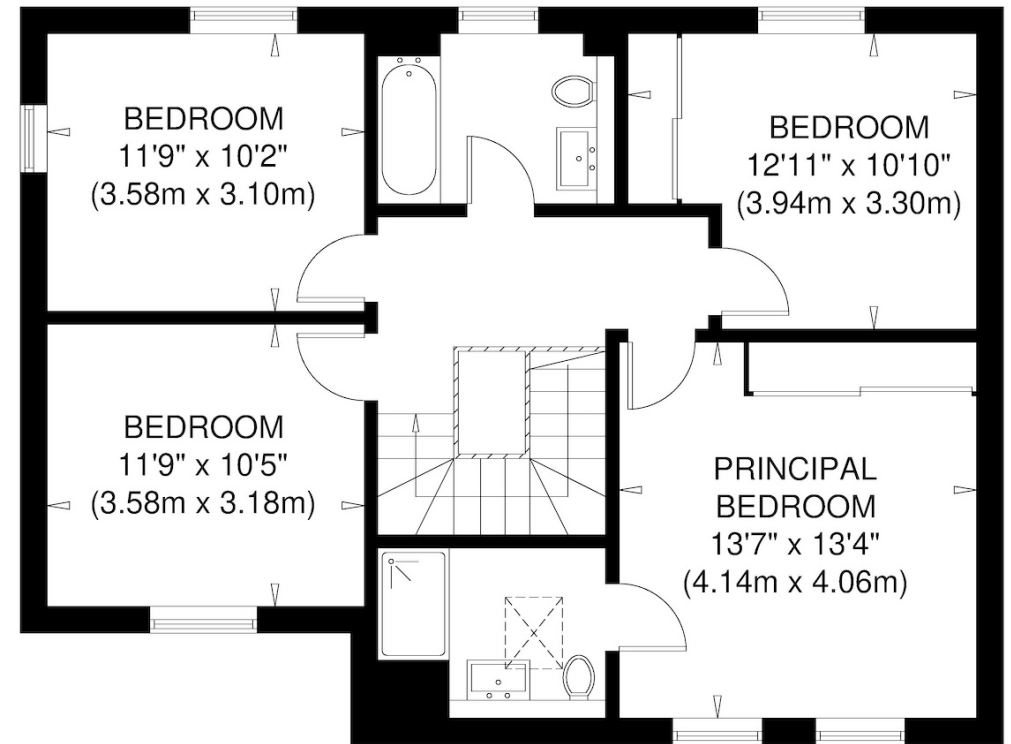








GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 74.9 SQ M / 806 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 74.9 SQ M / 806 SQ FT

QUEENS ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 149.8 SQ M / 1612 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
Copyright © exposure
www.photographyandfloorplans.co.uk



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.

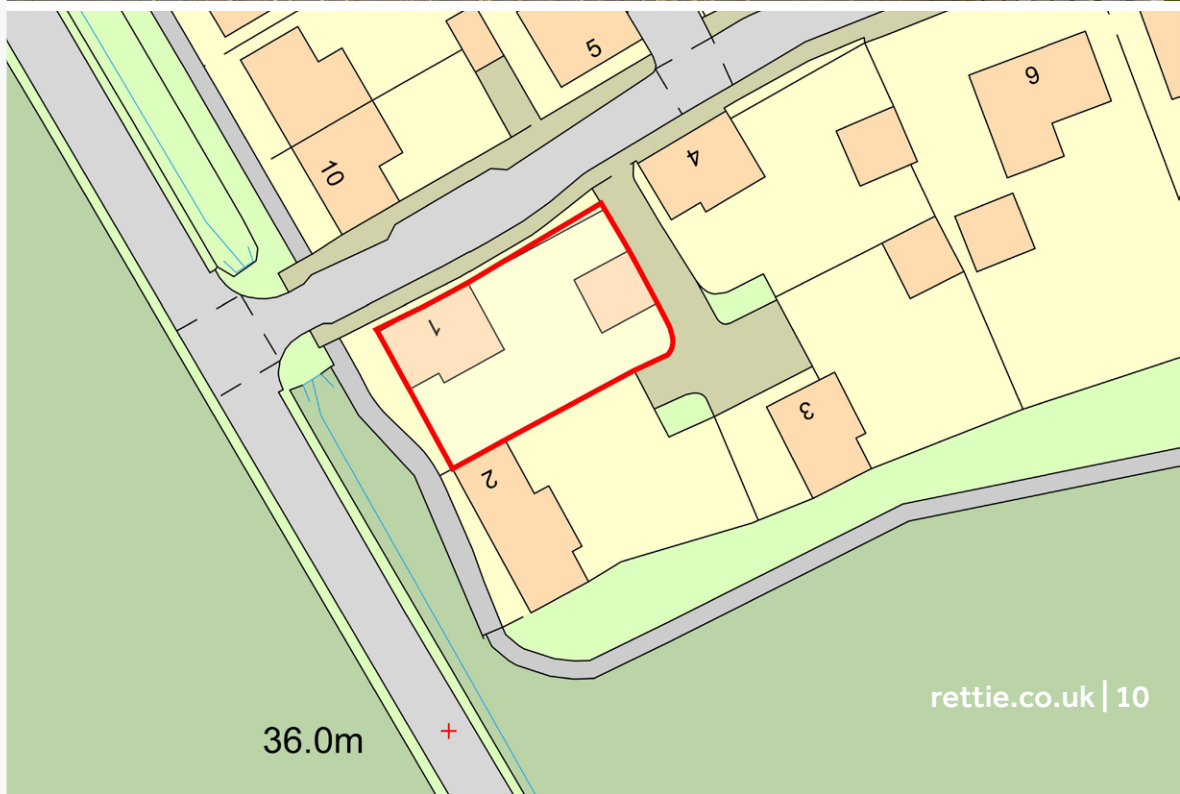
Misrepresentations

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.






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