



TIGH-SEUDAR

9 Gosford Road, Longniddry, East Lothian EH32 0LF



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A spacious 4-bedroom family home situated on one of the most sought-after streets in Longniddry, with a double garage and a superb surrounding garden

Aberlady 2.5 miles, Gullane 5 miles, Haddington 6 miles, North Berwick 8 miles, Edinburgh City Centre 14 miles (all distances are approximate)

Summary of Accommodation

Ground Floor: Open Plan Entrance Hall/Living Room, Conservatory, Two Double Bedrooms, Family Shower Room and a Utility Room

First Floor: Reading Area, Landing, Sitting Room, Dining Kitchen, Conservatory/Balcony, Two Double Bedrooms and a Family Shower Room

Garden: Well established gardens to the front and rear with a large patio area

Garage & Outbuildings: Double Garage, Former Air Raid Shelter/ Garden Shed and a Potting Shed/Greenhouse

About: 0.5 acres



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Situation

Tigh-Seudar is situated along Gosford Road in Longniddry – one of the most desirable streets in the village due to its proximity to the beach and golf club, which in turn has established an elegant neighbourhood of substantial properties.

Longniddry is ideally situated for commuting into Edinburgh with the train station offering regular services into the city, together with the A1 providing easy access by car and bus. Now with a thriving population of over 3000, the village has a variety of local shops and amenities together with a garage, library, pub/restaurant and an excellent primary school. Private schools in the area include The Compass School in Haddington, Belhaven Hill in Dunbar and Loretto in Musselburgh, with further private schooling available in Edinburgh.

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. In addition to Longniddry Golf Course, East Lothian is renowned throughout the world for its numerous top class links courses which include Muirfield, Luffness, Gullane and Archerfield all within a short drive.

East Lothian is also famed for its fabulous coastline and Longniddry Bents boasts a beautiful sandy beach which is popular with dog walkers, horse riders and families, as well as being a favoured location for windsurfers, kite surfers and sea kayakers. A public footpath within close proximity to Tigh-Seudar cuts across the golf course and provides easy access down to the beach.

Neighbouring Gosford House, the magnificent seat of the Earls of Wemyss & March, offers the delightful 'Pleasure Gardens' with its lakes and resident wildlife, providing additional walks and picnic areas, whilst nearby Aberlady also offers fabulous nature reserves and is home to the Aberlady Birdwatching Centre with an abundance of birdlife surrounding the coast.



Description

Built in the 1960's, Tigh-Seudar is a 4-bedroom family home, of white rendered construction finished with timber cladding, that offers versatile accommodation across two floors.

Approached down a winding tarmac drive with mature, established gardens to either side, the house sits privately back from Gosford Road with parking for several cars in front of the main entrance and garage. Being located so close to Longniddry Bents, the house boasts partial sea views of the coast from the upper floors.

Entering into the open plan entrance hall/sitting room, there is a woodburning stove to one corner and double doors through to the conservatory, which in turn provides direct access to the rear garden and patio – making this a wonderful space for entertaining. The inner hall leads to two spacious double bedrooms, both with integrated wardrobes, together with a family shower room adjacent. A good-sized utility room benefits from wall and floor mounted units together with a washing machine and sink, and two large walk-in cupboards provide useful storage.

Ascending the stairs to the first floor, a spacious half-way landing provides a delightful seating/reading area in front of a large window overlooking the garden that boasts partial sea views of Longniddry Bents. Continuing to the first-floor landing, an additional sitting room also benefits from partial sea views from the window, with a glazed panelled wall that provides access to the spacious dining kitchen with views over the rear garden.

The modern kitchen benefits from a range of sleek wall and floor mounted units, with various integrated AEG appliances to include a dishwasher, ceramic hob, double oven and fridge freezer. There is ample space for a large dining table and chairs within the dining area, which also provides access to an additional south facing balcony conservatory. A rear door leads from the conservatory down steps to the patio area making this a perfect space for alfresco dining.

Returning to the landing, there are two further double bedrooms, both with integrated wardrobes, as well as a second family shower room. A store cupboard provides access to a partially floored loft that provides useful additional storage.

From the downstairs conservatory, a door leads into a generous potting shed/greenhouse, with direct access both to the rear garden and the double garage.



Garden

Established gardens lie to the front and rear of Tigh-Seudar, with areas of lawn interspersed by a wonderful selection of colourful herbaceous borders, mature trees and shrubs. To the rear, an expansive south facing paved patio stretches almost the length of the house with direct access from both the downstairs and upstairs conservatories, making this a fabulous area for barbeques and outdoor entertaining.

The perimeter boundary is enclosed by mature hedging and timber fencing with a timber bin store by the drive entrance.

Garage & Outbuildings

A double garage adjoins the house which is supplied with electricity and benefits from an electric garage door. Fitted work benches have been installed under the window and there is an additional storeroom to one side.

A former Anderson air raid shelter within the rear garden provides a novel relic from the 1940's which now constitutes as a useful garden shed. A spacious potting shed/ greenhouse resides adjacent to the downstairs conservatory which also provides direct access to the double garage.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

The sale will include all fixtures and fittings to include all light fittings, integrated furniture and white goods.

Services

Electric heating with mains electricity, drainage and water.

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 0LF





EPC Rating

Band F

Local Authority

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

Council Tax

Band G

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:

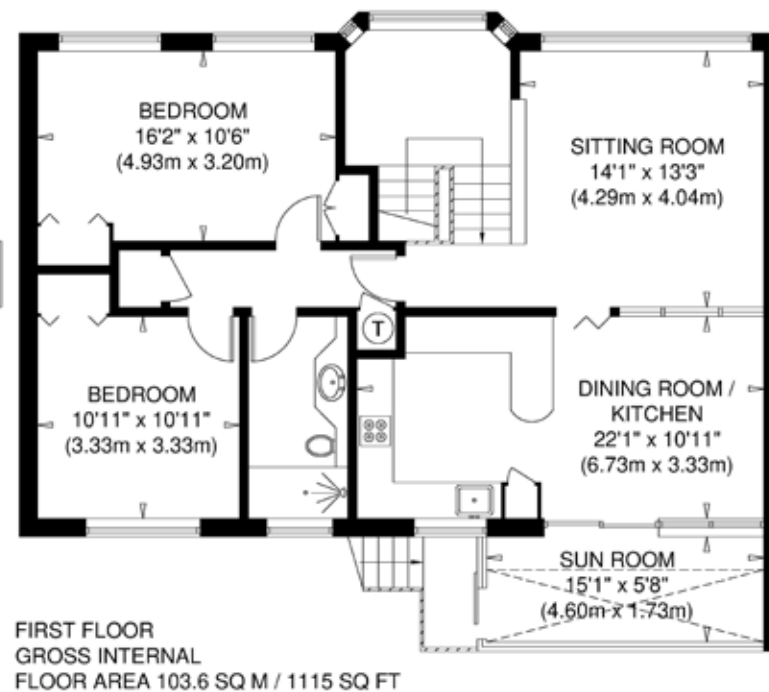
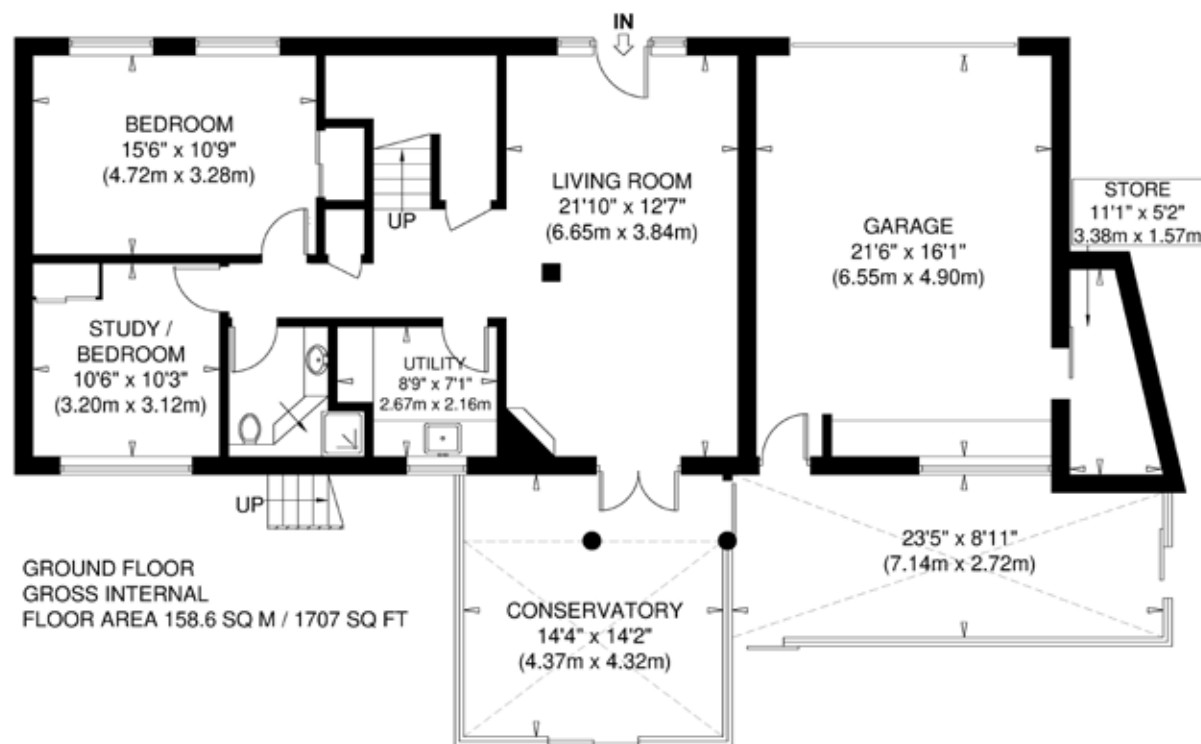
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TIGH SEUDAR
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 262.2 SQ M / 2822 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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RETTIE

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