



5 LEGATE ROAD

Longniddry, East Lothian, EH32 0FL



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A beautifully presented three-bedroom family home with bright, generous open-plan living accommodation on the ground floor, set within the highly desirable Longniddry Village development. Ideally positioned close to the popular amenities at Longniddry Steading, Longniddry train station, and offering excellent transport links to Edinburgh, this superb home is perfectly suited to modern family living.

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 Hall, Open Plan Sitting-Kitchen-Dining Room, Cloakroom/Utility and Understairs Storage Cupboard.

First Floor: Landing, Principal Bedroom with En Suite Shower Room, Double Bedroom, Single Bedroom/Nursery, Family Bathroom and Linen Cupboard.

Garden: A superb southwest facing garden, predominantly laid to lawn, with patio area perfect for alfresco dining. A pedestrian gate gives way to the parking area.

Carport: There is a covered car port with socket for an EV charge point, that offers one covered space to park and an additional parking space directly in front.



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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, hairdresser, yoga studio, music therapy hub, 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 public sector 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:

Situated within a popular residential setting and approached via a shared access road, this attractive terraced home offers stylish and practical accommodation ideally suited to young professionals, growing families and downsizers alike. Combining modern open-plan living with excellent outdoor space and private parking, the property is perfectly configured for contemporary lifestyles.

The property is instantly appealing, with its attractive rendered façade, shuttered windows, and traditional slate roof creating a welcoming first impression. Upon entering, a bright entrance vestibule leads into the home, where a beautiful parquet floor adds warmth and character.



The sitting room is a comfortable and inviting space, centred around a charming log-burning stove that creates a cosy focal point during the cooler months. Large windows to the front elevation, complemented by built-in shutters, allow natural light to flood the room while maintaining privacy. The space flows effortlessly into the open-plan kitchen and dining area, creating an ideal layout for both everyday living and entertaining.

The kitchen is thoughtfully designed with a range of contemporary wall and base units and benefits from views over the rear garden. Integrated appliances include a Zanussi oven, four-ring induction hob, dishwasher, fridge /freezer, ensuring the space is as practical as it is stylish. The dining area comfortably accommodates a family dining table and provides the perfect setting for relaxed meals, entertaining friends, or working from home when required. Double doors open directly onto the garden, enhancing the sense of space and connecting indoor and outdoor living. Completing the ground floor is a useful cloakroom with WC and wash hand basin, together with space for a washing machine and a generous understairs storage cupboard.

Returning to the entrance hall the stairs ascend giving access to three well-proportioned bedrooms. The principal bedroom provides a peaceful retreat and benefits from a large built-in wardrobe and a modern en-suite shower room. A second double bedroom offers excellent guest accommodation or space for a growing family, while the third bedroom is ideally suited as a nursery, child's bedroom or home office, reflecting the flexibility demanded by modern living.

A well-appointed family bathroom comprises a bath with overhead shower, WC and wash hand basin. Offering an excellent balance of style, comfort and practicality, this beautifully presented home is perfectly suited to those seeking a property that can adapt to changing lifestyles, whether purchasing as a first family home, upsizing from an apartment, or seeking a modern home with dedicated space for remote working.

Garden:

Outside, the rear garden which is southwest facing provides a private and low-maintenance retreat. Predominantly laid to lawn, it offers plenty of space for children to play, pets to roam, or keen gardeners to personalise. A sunny patio area provides the perfect spot for morning coffee, summer barbecues, or unwinding at the end of the day. A pathway leads to a pedestrian gate, providing convenient access to the rear parking area.

Carport:

The property further benefits from a covered car port, together with an additional parking space, offering parking for two vehicles in total. There is a socket which can take an EV charging point.

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 0FL.



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: 01620827827

Council Tax

Band E

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.

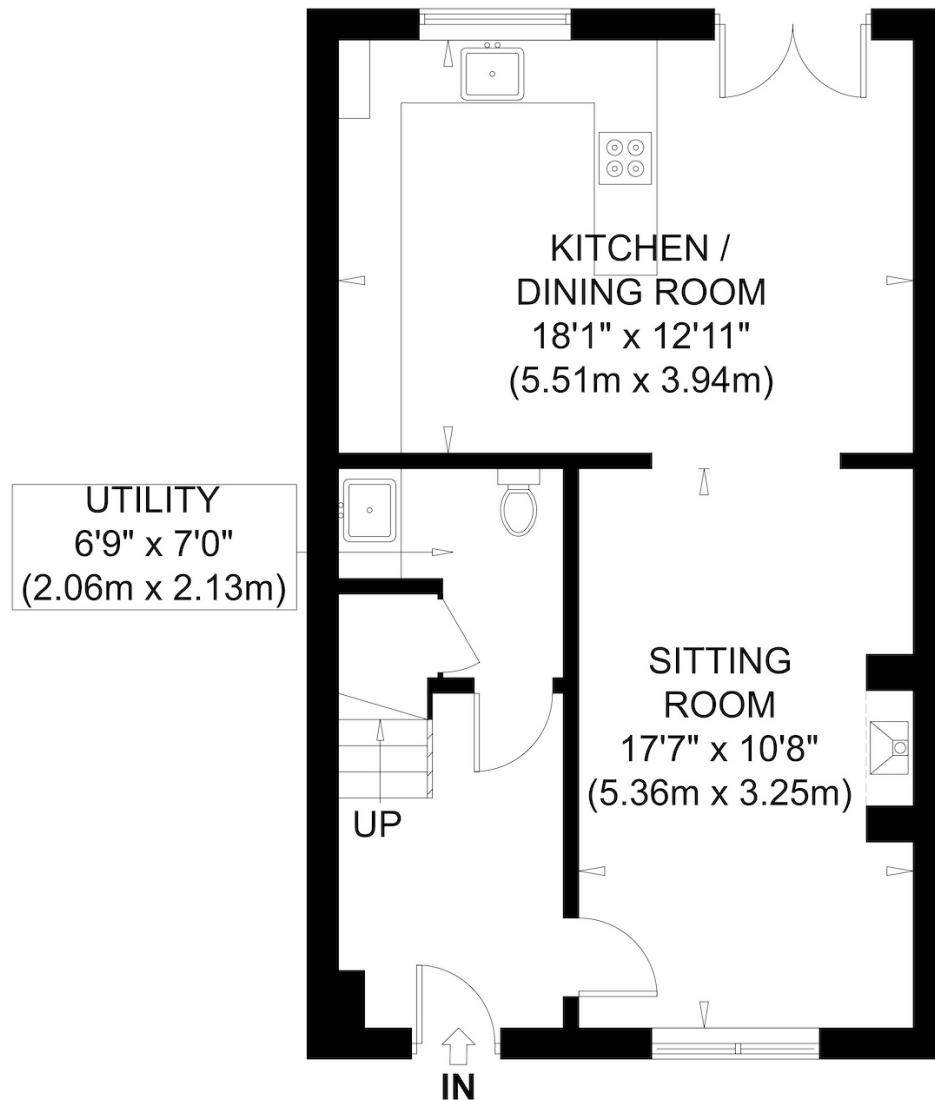
Proof and Source of Funds/Anti Money Laundering

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.

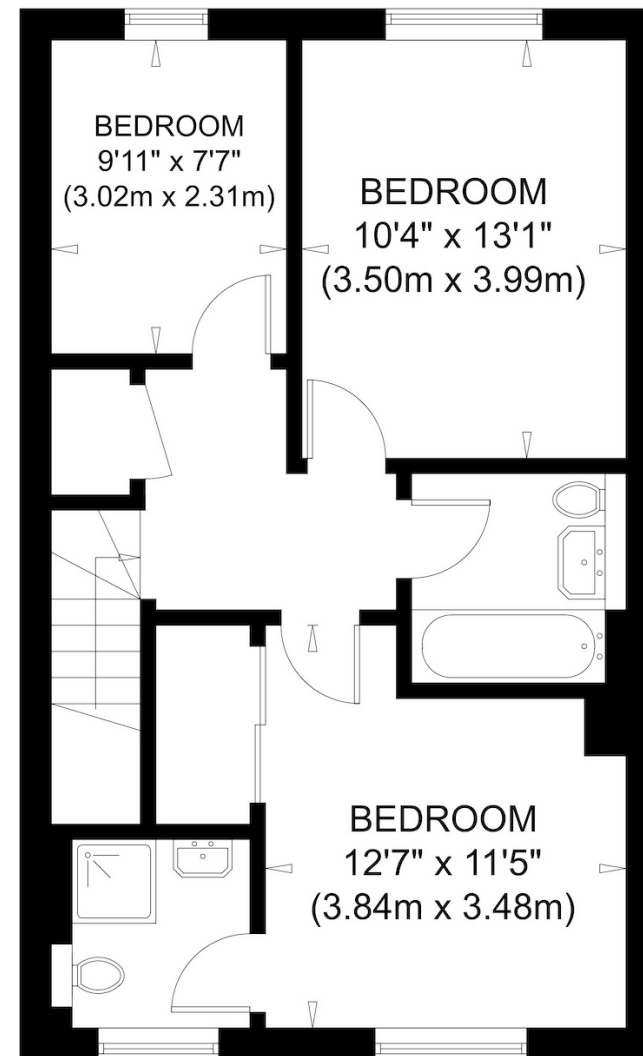
All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.



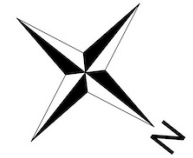




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 51.9 SQ M / 558 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 51.9 SQ M / 558 SQ FT



LEGATE ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 103.8 SQ M / 1116 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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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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