



5 WEAVERS WYND

Longniddry, East Lothian, EH32 0FS



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An immaculate two-bedroom main-door home offering bright, contemporary accommodation over two levels, with a private balcony and carport.

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 Hallway, Cloakroom, Access to Carport, Under-stair Storage Cupboard & Stairs.

First Floor: Open-Plan Kitchen-Dining and Living Room with Balcony, Two Double Bedrooms, Family Bathroom & Hallway with Storage.

Carport & Parking: There is a covered car port that offers one covered space to park and there is also plenty off-street parking spaces within the development.



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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 the highly regarded Longniddry Village development, 5 Weavers Wynd is an immaculate two-bedroom main-door home offering bright and stylish accommodation arranged over two levels. Finished in a fresh contemporary style, the property would make an ideal home for first-time buyers, professionals, downsizers or those seeking an easily maintained base within this popular East Lothian coastal village.

The property is entered at ground-floor level through its own private main door into the entrance hall, where stairs lead to the principal accommodation above. A spacious cloakroom/WC is also located on this level and there is direct access to the covered carport, offering convenient private parking immediately alongside the property.

Upstairs, the open-plan kitchen, dining and living room forms the heart of the home. Generously proportioned and flooded with natural light, this space provides ample room for both relaxing and dining, creating a sociable setting equally well suited to everyday living and entertaining.



The contemporary kitchen is neatly incorporated within the open-plan arrangement, providing plenty storage and workspace, with built-in appliances including an induction hob, electric oven and fridge-freezer. A particularly appealing feature is the private balcony, accessed directly from the living space and providing a lovely outdoor extension to the room.

There are two generous double bedrooms, providing excellent flexibility for couples, guests or those requiring a dedicated home-working space. The accommodation is completed by a modern family bathroom with bath and separate shower.

Presented in immaculate condition throughout, with fresh modern interiors and newly fitted carpets, 5 Weavers Wynd offers an excellent opportunity to acquire a home where a purchaser can move straight in and enjoy everything this increasingly sought-after development and the wider East Lothian coastline have to offer.

Carport & Parking: The property further benefits from a covered car port. There is also plenty of street parking spaces within the development.

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 0FS

Fixtures and Fittings

Only items 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 with a combi gas condensing boiler and solar panels.

Local Authority

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

Council Tax

Band E

EPC Rating

Band B

Home Report

A Home Report incorporating a Single Survey, Energy 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.

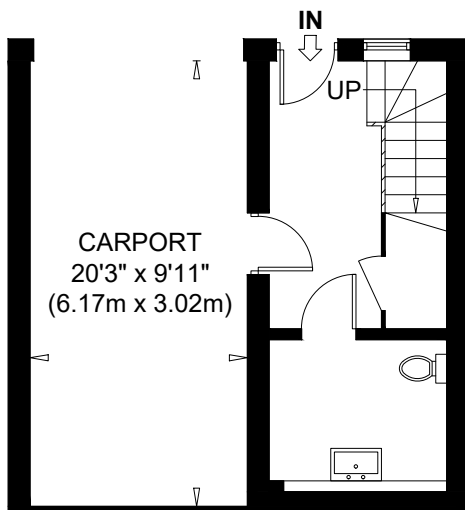
Websites and Social Media

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.

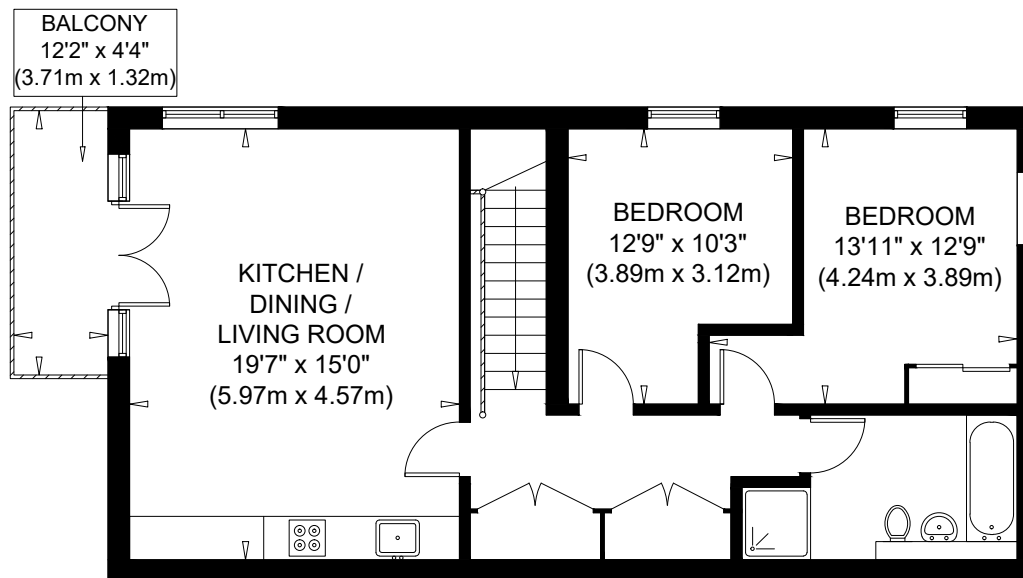
In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); [Instagram](https://www.instagram.com/RettieandCo) and [LinkedIn](https://www.linkedin.com/company/rettieandco).







GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 14.6 SQ M / 157 SQ FT



FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 72.9 SQ M / 784 SQ FT

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.

Anti Money Laundering

All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy [Privacy Policy | Rettie] and Coadjute's Data Security Statement [Data Security Statement - Coadjute].



RETTIE

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