



1 LONGNIDDY FARM ROAD

Longniddry, East Lothian EH32 0FX



1 LONGNIDDRY FARM ROAD

Longniddry, East Lothian EH32 0FX

An attractive 3-bedroom detached new-build home within the highly desirable Longniddry Village development, positioned on a corner plot with an enclosed rear garden, single garage and private gated driveway

Aberlady 3 miles, Haddington 4 miles, Gullane 6 miles, North Berwick 10 miles, Edinburgh City Centre 14 miles (all distances are approximate)

Summary of Accommodation

Ground Floor: Entrance Hall, Living Room, Open Plan Kitchen Dining Room and a Utility Room with WC

First Floor: Landing with Study Area, Principal Bedroom with Ensuite Shower Room, Double Bedroom 2, Single Bedroom 3 and a Family Bathroom

Garage: Detached Single Garage supplied with electricity

Garden: Enclosed rear garden, mainly laid to lawn with a patio and private gated driveway







3



2



2

Situation

1 Longniddry Farm Road is situated within the highly desirable 'Longniddry Village' – an award-winning development offering a traditional collection of carefully designed new homes that resonate with country living whilst creating a vibrant, modern extension to Longniddry's thriving coastal village community.

The picturesque development has been sympathetically built to include various traditional design features such as sash and case astragal glazed windows with stone surrounds, slate or red pantile roofs, and symmetrical front facades that give a certain Georgian-style charm to this newly created community.

The development offers a host of local conveniences within a short walk to include a Margiotta store, gym, café, restaurant and beauty salon. In addition, there are multiple recreational areas and green spaces to include a restored mill pond, wildflower meadow, multiple play parks, a community orchard and a sports pitch.

Longniddry itself 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 main village has a variety of local shops and amenities together with a 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.

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

1 Longniddry Farm Road is an attractive 3-bedroom detached family home that has been aesthetically built in the Georgian style – boasting a picturesque symmetrical frontage with the central front door surrounded by astragal double glazed windows. The position of the property within the development means it is unoverlooked and has lovely views over the burn and open green space to the front. The interiors present stylish neutral décor, in turn-key condition, with engineered hardwood-style floors to the ground floor and elegant French shutters throughout.



The front door leads into the entrance hall with good storage facilities and access to the principal rooms on the ground floor. To the left is a good-sized dual aspect living room which is flooded with natural light, and to the right is the spacious open plan kitchen-dining room which no doubt forms the heart of the home. There are a range of wall and floor mounted kitchen units that benefit from upgraded silestone worktops, alongside various integrated appliances to include an induction hob, oven/grill and a dishwasher. There is ample space to the far end for a large dining area with French doors that lead out to the garden patio – making this a wonderful room for entertaining. Off the kitchen is a utility room with WC that has further floor mounted units alongside plumbing for both a washing machine and a tumble drier.

Ascending the stairs to the generous light-filled first-floor landing, which also provides space for a study area, the principal bedroom offers integrated wardrobes and a spacious ensuite shower room. There are two further bedrooms; one double and one single, alongside a family bathroom with a shower over bath, washbasin and WC.

Garden & Garage

A fully enclosed rear garden is mainly laid to lawn with a patio area by the kitchen that provides an alfresco dining area. Double gates open into a private driveway in front of the garage with parking for two cars. The detached single garage with pitched roof is supplied with electricity and has the mechanism for an electric car charging point ready to be installed. Additional strips of lawn reside to the front of the property with a newly planted hedge to provide a division from the curb. A further timber pedestrian gateway leads from the front into the rear garden.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items mentioned within the brochure will be included in the sale. The sale will include the majority of fixtures and fittings, French shutters and integrated appliances. The sale will not include certain light fittings, the washing machine and tumble drier or the American Black Walnut shelving unit in the sitting room. This unit will be available by separate negotiation – value circa £15,000.

Services

Mains electricity, gas, drainage and water, with gas central heating

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 0FX

EPC Rating

Band B

Local Authority

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

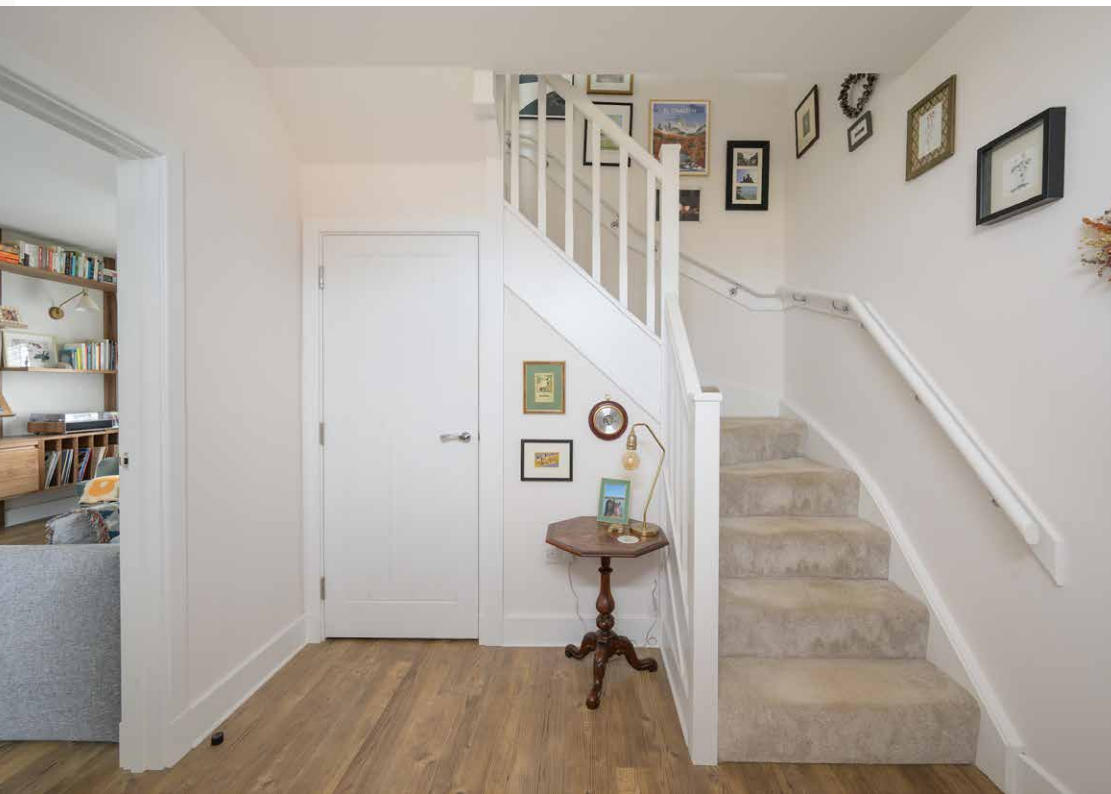
Council Tax

Band F

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:

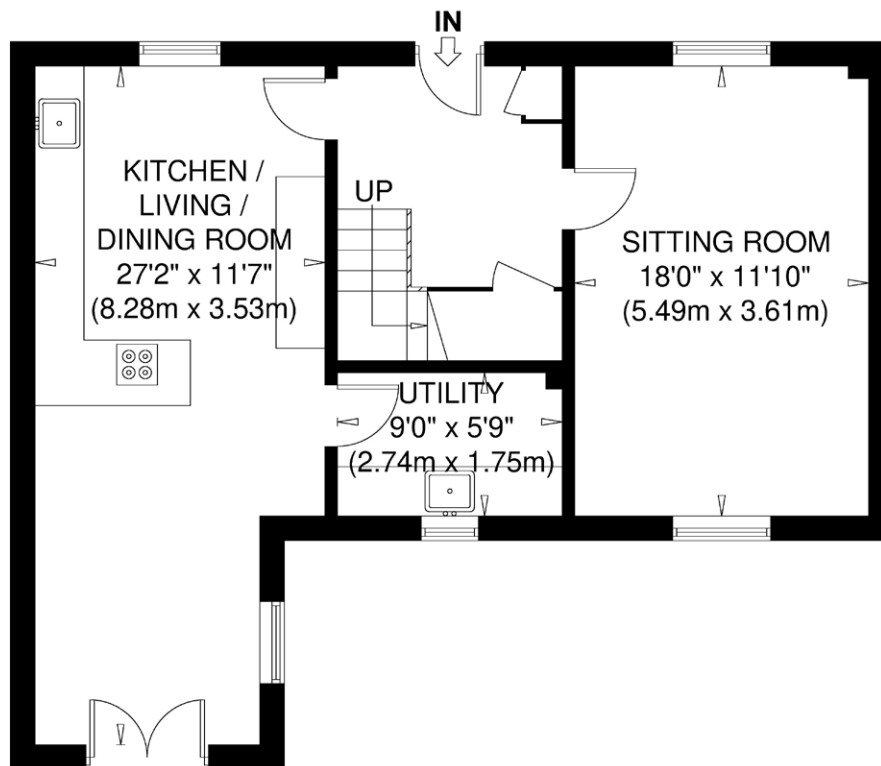
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:

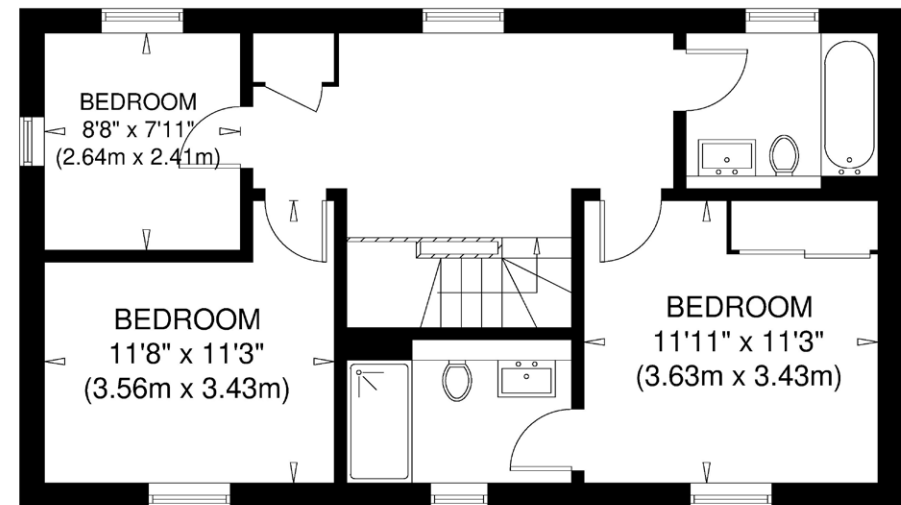
Rettie, their clients, and any joint agents give notice that:

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 mis-statement 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 particular 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.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 63.8 SQ M / 686 SQ FT

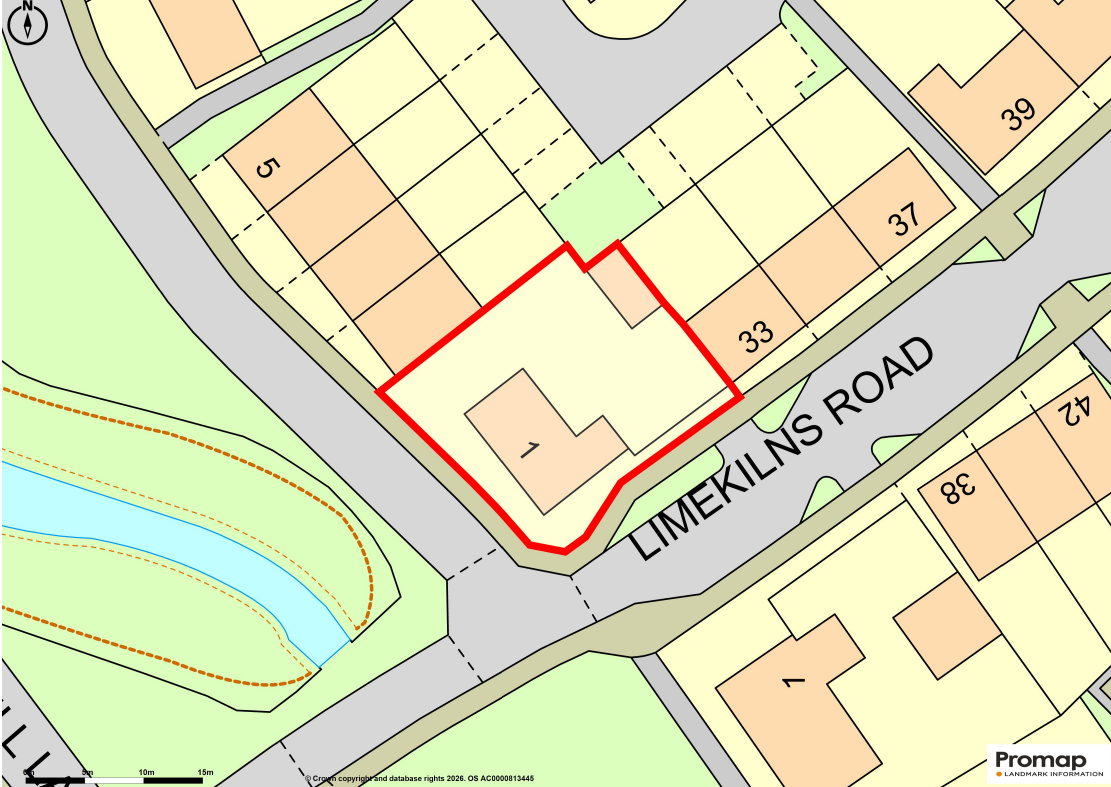


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 56.1 SQ M / 603 SQ FT



LONGNIDDRY FARM ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 119.9 SQ M / 1289 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
Copyright © exposure | www.photographyandfloorplans.co.uk







RETTIE

📞 0131 624 4183

✉️ mail@rettie.co.uk

🏠 11 Wemyss Place
Edinburgh
EH3 6DH