

10 King's Avenue

LONGNIDDRY, EAST LoTHIAN, EH32 0QN



*Lovely four-bedroom detached house located
in a sought-after section of Longniddry*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



THIS IMAGE HAS BEEN VIRTUALLY STAGED

McEwan Fraser is delighted to present this fantastic four-bedroom detached house to the market. Located in a sought-after section of Longniddry, the property has a flexible living space of two floors, a sunroom extension to the rear, a driveway and a detached garage to the side, a mature front garden, and a beautiful south-west facing rear garden. Internally, the house was a well-loved family home that is now ready for a new lease of life. This is the perfect property for a buyer who is keen to make their own mark on their new home.

THE LIVING ROOM



The accommodation is focused on a spacious living room that has a fantastic level of natural light and a huge amount of floor space. A new owner will have plenty of flexibility to create their ideal living and entertaining space. Doors to the rear of the living room open into the sunroom.

THE SUN ROOM



THE KITCHEN



The kitchen has a range of base and wall-mounted units arranged around freestanding appliances. The ground-floor also house the master bedroom, a generous double, a fourth single bedroom that would make an ideal study, and a shower room.



THE MASTER BEDROOM



THE STUDY/BEDROOM 4 & SHOWER ROOM





Upstairs, there are two further bedrooms and a WC.

THE WC



BEDROOM 2



BEDROOM 3



Internal viewing will be essential to fully appreciate the potential of this lovely home.

EXTERNALS

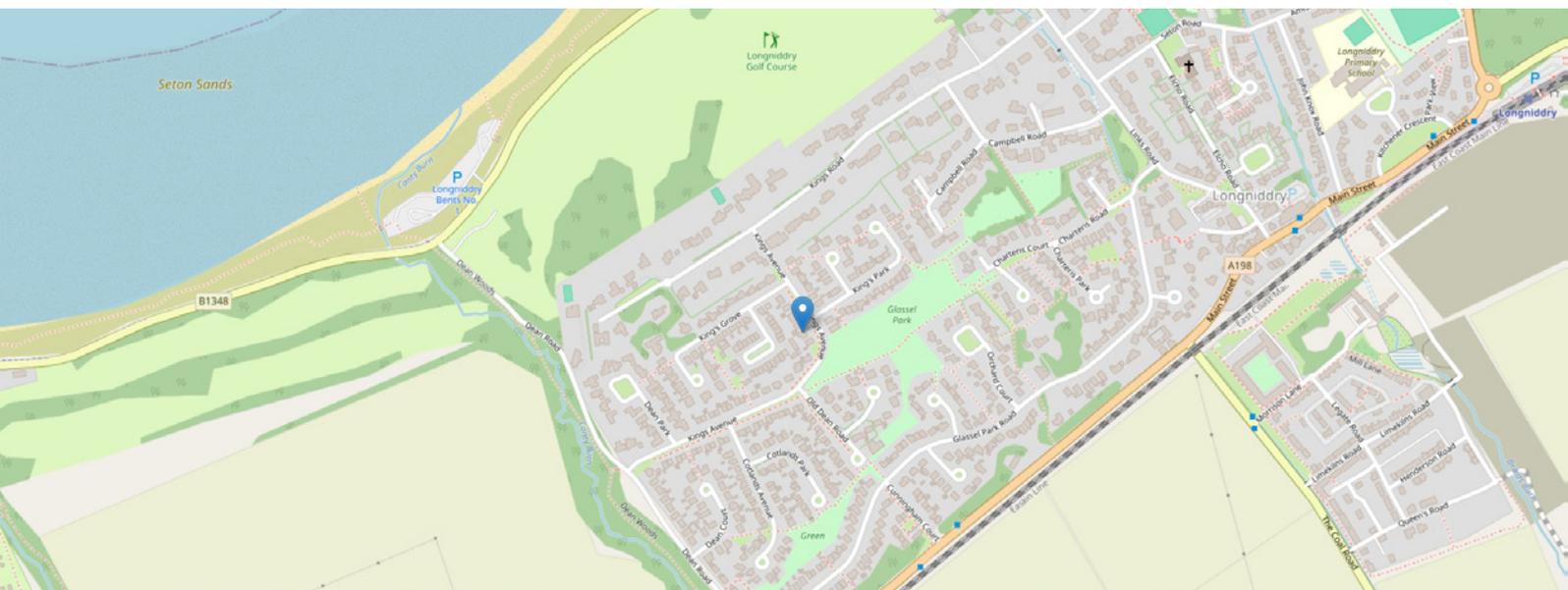


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 127m² | EPC Rating: D



THE LOCATION

The popular East Lothian village of Longniddry is situated on the south shore of the Firth of Forth, amid pleasant open countryside with an excellent beach and others nearby at Port Seton, Aberlady, Gullane and North Berwick.





Longniddry is located some 12 miles east of Edinburgh City Centre, with regular bus services to the City and surrounding areas, together with a 'Park and Ride' facility within the local train station offering a frequent service to Edinburgh. With the A1 close by, leading to all of Scotland's arterial routes, Longniddry has the advantage of offering country living while still being within commuting distance of Edinburgh. Good educational facilities are available in the village, catering for children from nursery age to primary school as well as a local library, Post Office and thriving Community Centre. There is a good range of local shopping for everyday requirements, and Fort Kinnaird, a short distance away, offers a more extensive range of shops as well as the new cinema, restaurants and coffee shops. Among the leisure and sporting facilities in Longniddry are tennis, lawn bowls and an 18-hole golf course with nearby leisure centres in Haddington, North Berwick and Prestonpans offering an extended range of sports, including swimming, rugby and soccer, as well as many excellent golf courses.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk



Text and description
MICHAEL MCMULLAN
 Area Sales Manager



Professional photography
MARK BRYCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.