




McEwan Fraser Legal
Solicitors & Estate Agents
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LONGNIDDRY, EAST LOTHIAN, EH32 0QU

30 COTLANDS AVENUE

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Longniddry is located thirteen miles from the city of Edinburgh and is a delightful village within the county of East Lothian.

Access to the Musselburgh Bypass is only a short distance away and this, in turn, links up with the Edinburgh ring route, giving easy access to all parts of the city and to the many trunk routes reaching out across Scotland. These include the A7 and A68 routes south, the M8 to Glasgow and the M9 and M90 routes across the Forth Bridge to the north. Edinburgh Airport is located just off the Glasgow Road and is approximately forty minutes away from the property. Commuting to Edinburgh could not be easier with an excellent bus service and rail links at North Berwick, Drem and Longniddry making the journey very quick.

The village environment provides an excellent community spirit and there are many leisure pursuits to be found here. These include an excellent golf course, tennis court, bowling green and a large community centre which includes indoor pursuits. Local shops provide an excellent service but for a major stocking up, it is a simple matter to journey to Prestonpans where there is a Scotmid and Lidl or alternatively to Haddington where all manner of large outlets are available. There are also banking and Post Office services to be found within the village.

The local primary school has an excellent reputation and the area is well served by Preston Lodge High School at Prestonpans for secondary education. Alternatively, many children commute to Edinburgh where they may attend one of the many fee-paying schools.

All in all, this is an excellent area in which to bring up a family with its charming village atmosphere yet within easy commuting distance of Edinburgh.

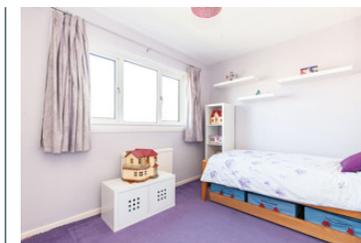
McEwan Fraser Legal are delighted to present to the market this well presented three bedroom, semi-detached house that is in good decorative order. The property would make an excellent purchase for a multitude of buyers.

The property is entered via the hallway with access to the ground floor rooms. The large airy lounge provides a generous living space with plenty of room for furniture and runs from the front to the rear of the property and is flooded with natural light. The rear end of the room is used as a dining room that is well presented. The spacious kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space, while the integrated and freestanding appliances are sure to appeal to any aspiring chef. Access to the large private garden can be found in the kitchen.

Upstairs there are three bedrooms, two of which are spacious double rooms and the third is a good sized single room or a smaller double. Each room is flooded by natural light, two of which feature built-in wardrobes while allowing space for additional free standing furniture if required. There is also access to the attic space on this level. Completing the property is a spacious bathroom which comes with a fully fitted white three-piece suite and is tastefully modern. This room really has been completed to a high standard and has a shower over bath.

This property also benefits from gas central heating, full double-glazing, front and back gardens with a driveway to the side of the property that can accommodate up to two cars. Both the front and back gardens are well-maintained grass area.

Viewing is highly recommended.



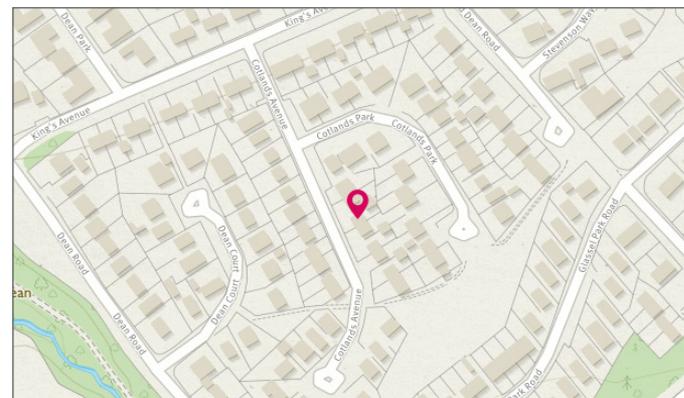
SPECIFICATIONS & DETAILS



Approximate Dimensions (Taken from the widest point)

| | |
|-----------|--------------------------------|
| Lounge | 6.87m (22'6") x 3.58m (11'9") |
| Kitchen | 2.66m (8'9") x 2.66m (8'9") |
| Bedroom 1 | 3.93m (12'11") x 3.70m (12'2") |
| Bedroom 2 | 3.70m (12'2") x 2.84m (9'4") |
| Bedroom 3 | 3.06m (10') x 2.93m (9'8") |
| Bathroom | 2.14m (7') x 1.67m (5'6") |

Gross internal floor area (m²): 80m² | EPC Rating: C



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