




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

30 Cotlands Avenue

LONGNIDDRY, EAST LOTHIAN, EH32 0QU

30 COTLANDS AVENUE

LONGNIDDRY, EAST LoTHIAN, EH32 0QU

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.

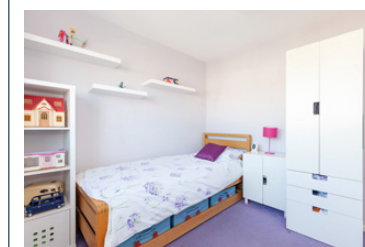
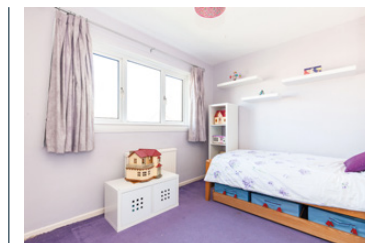
McEwan Fraser Legal are delighted to present to the market this well presented three bedroom, semi-detached house that is in good decorative order. The property would make an excellent purchase for a multitude of buyers.

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.

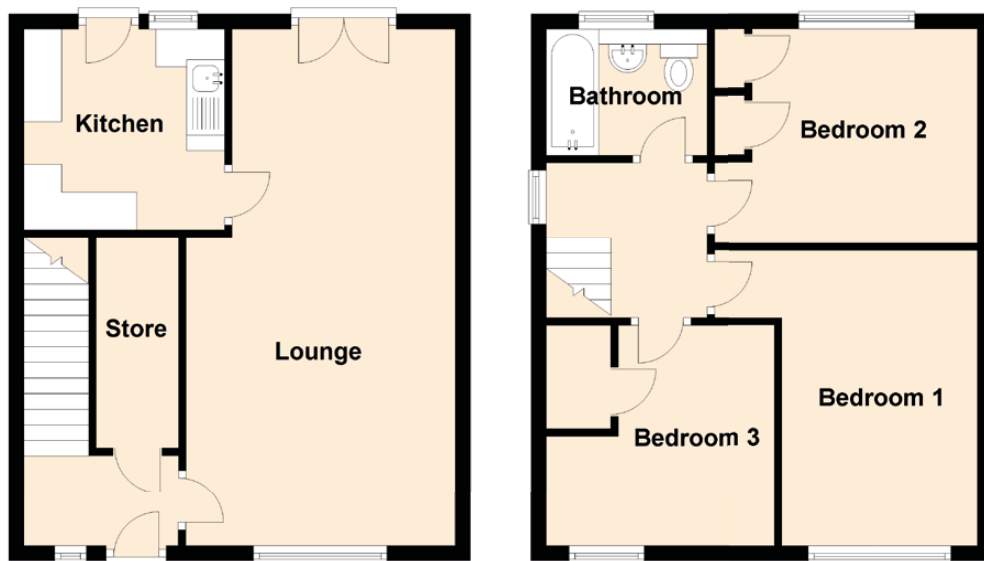
Upstairs there are three bedrooms, two of which are spacious double rooms and the third is a good sized single room or a smaller double. Each room is flooded by natural light, two of which feature built-in wardrobes while allowing space for additional free standing furniture if required. There is also 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.



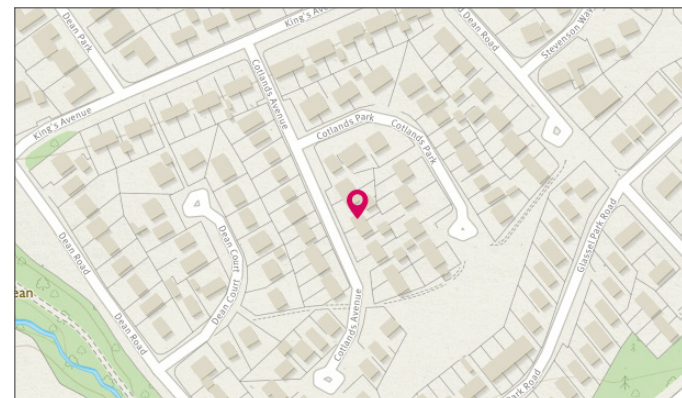
SPECIFICATIONS & DETAILS



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



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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.



Text and description
BEN STEWART CLARK
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ALLY CLARK
Designer