

59 Forthview Road

LONGNIDDRY, EAST LoTHIAN, EH32 0LG



*SPACIOUS TWO BEDROOM SEMI-DETACHED
HOUSE WITH A SOUTH-FACING REAR GARDEN*



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McEwan Fraser Legal is delighted to present this spacious two bedroom semi-detached house to the market. The property sits on a generous plot with mature gardens and is presented in good order and with generous accommodation over two floors and a large conservatory to the rear. The accommodation includes two large double bedrooms on the first floor with a living room, kitchen breakfast room, bathroom and conservatory on the ground floor. The property further benefits from gas central heating, double glazing and ample on-street parking.

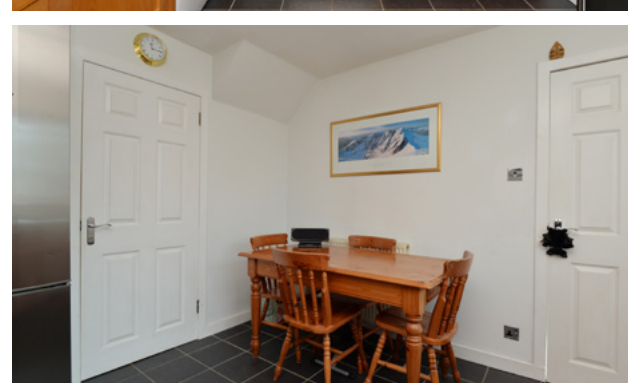
Internal accommodation is focused on a bright and spacious living room that has ample floor space for a variety of different furniture configurations. This inherent flexibility gives an incoming purchaser the chance to create their ideal entertaining space. The living room is neutrally finished and boasts laminate flooring and a stylish fireplace creates a natural focal point. The rear-facing kitchen has been finished with farmhouse style free-standing units with space provided for a range of quality free standing appliances. There is plenty of prep and storage space for the aspiring chef and the room can easily accommodate a table and chairs. The kitchen opens into a large conservatory for extra reception space. The rear of the house is south facing and wonderfully bright. The ground floor accommodation is completed by a three-piece bathroom and welcoming entrance hallway. Upstairs, there are two large bedrooms on either side of a central landing. The bedrooms are both large doubles with integrated wardrobes.

This is a charming house and internal viewing is highly recommended to fully appreciate the proportions on offer.

The Lounge



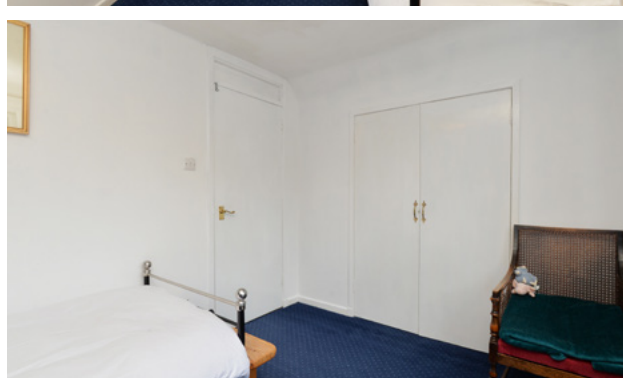
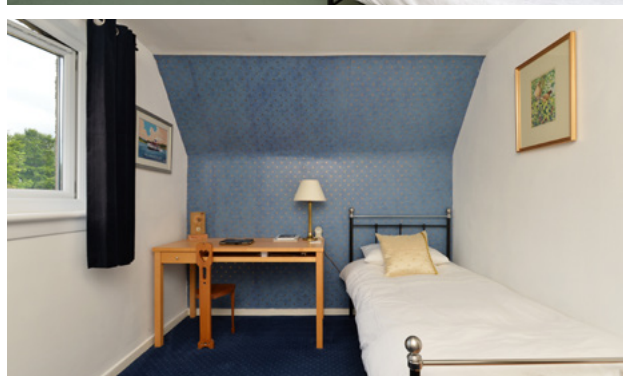
The Kitchen



The Conservatory

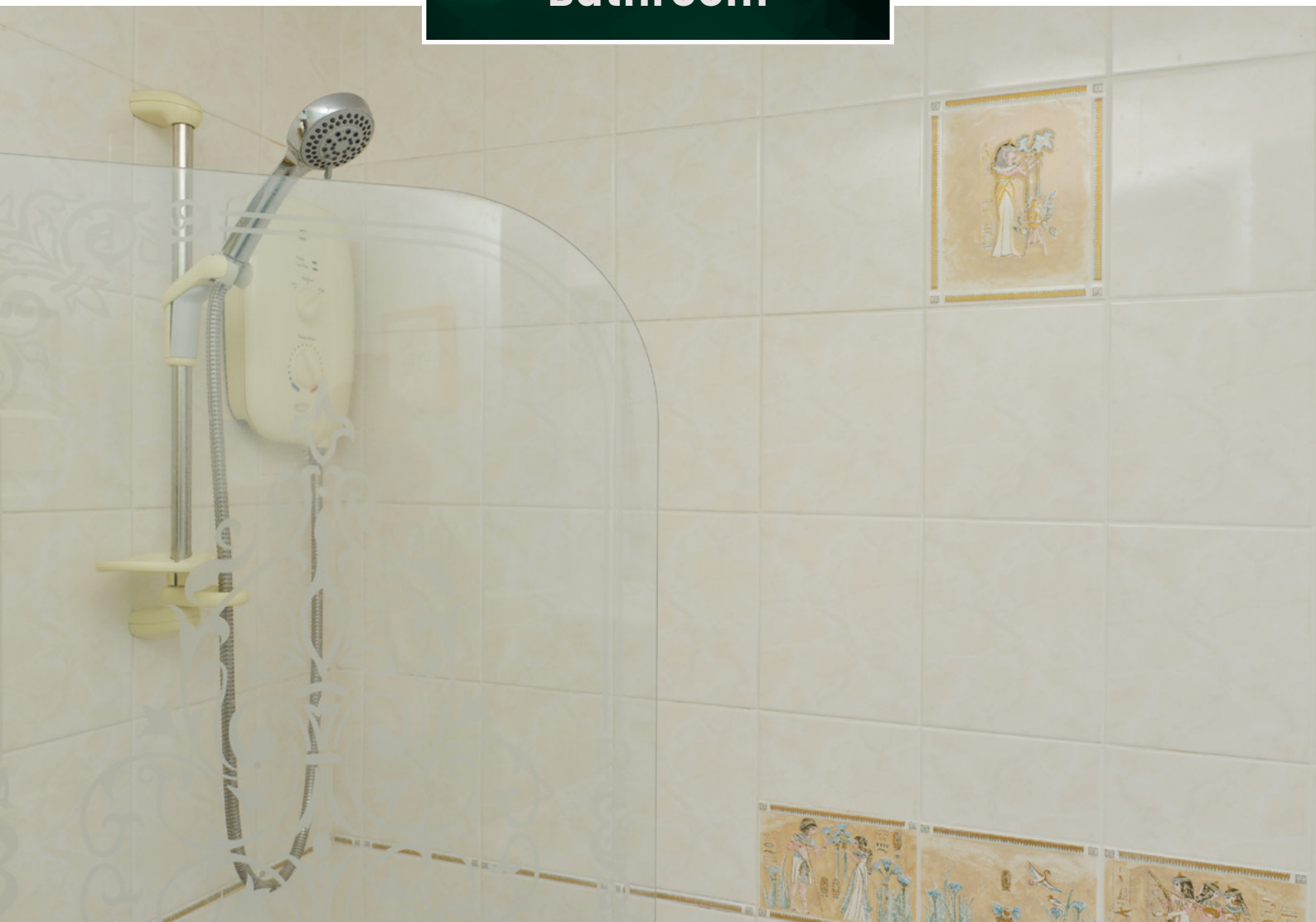


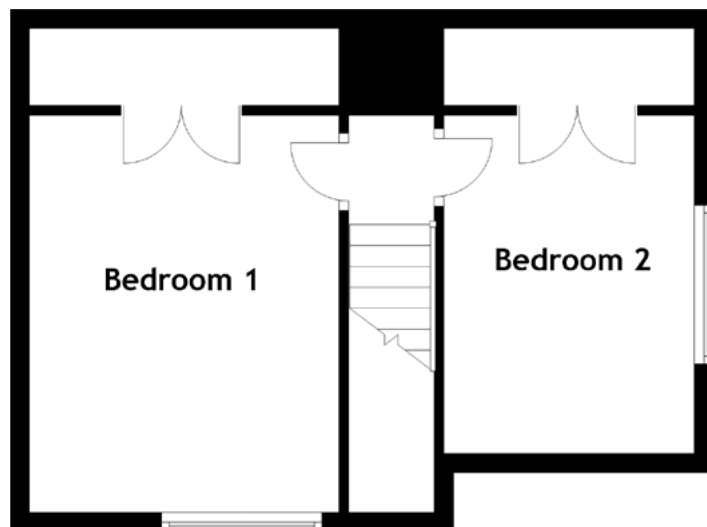
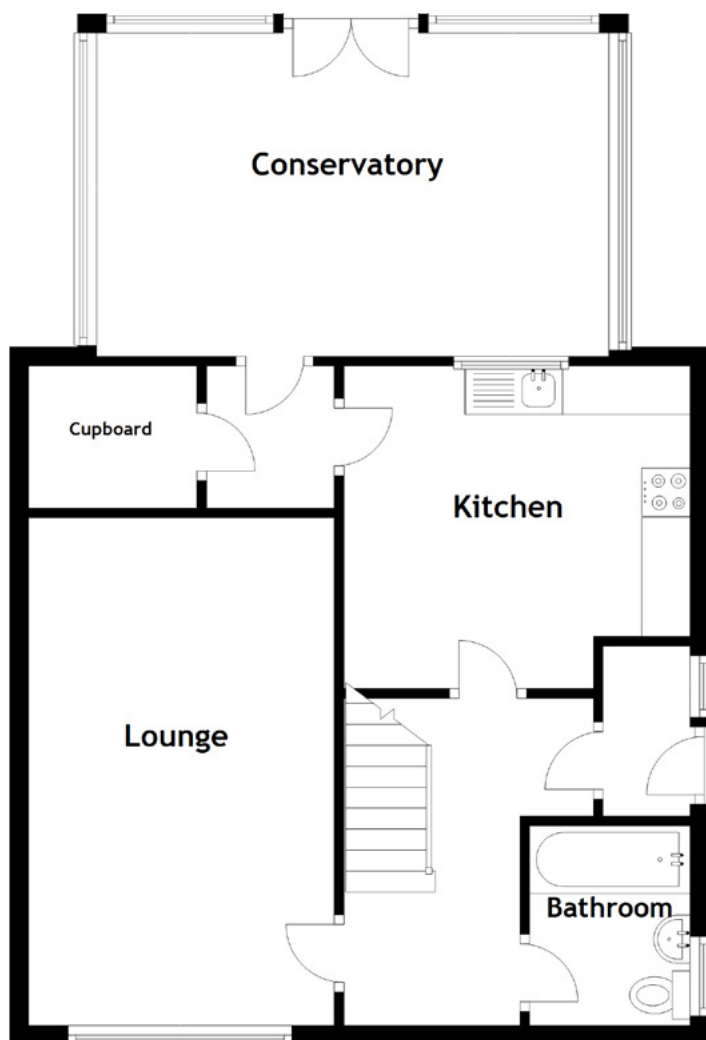
The Bedrooms





Bathroom





Approximate Dimensions
(Taken from the widest point)

Lounge	5.26m (17'3") x 3.16m (10'4")
Kitchen	3.58m (11'9") x 3.34m (10'11")
Conservatory	5.30m (17'5") x 3.35m (11')
Bathroom	1.95m (6'5") x 1.66m (5'5")
Bedroom 1	4.11m (13'6") x 3.20m (10'6")

Bedroom 2	3.50m (11'6") x 2.59m (8'6")
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Gross internal floor area (m²): 91m²
EPC Rating: D



The Garden





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 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 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 that 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 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.

The Location

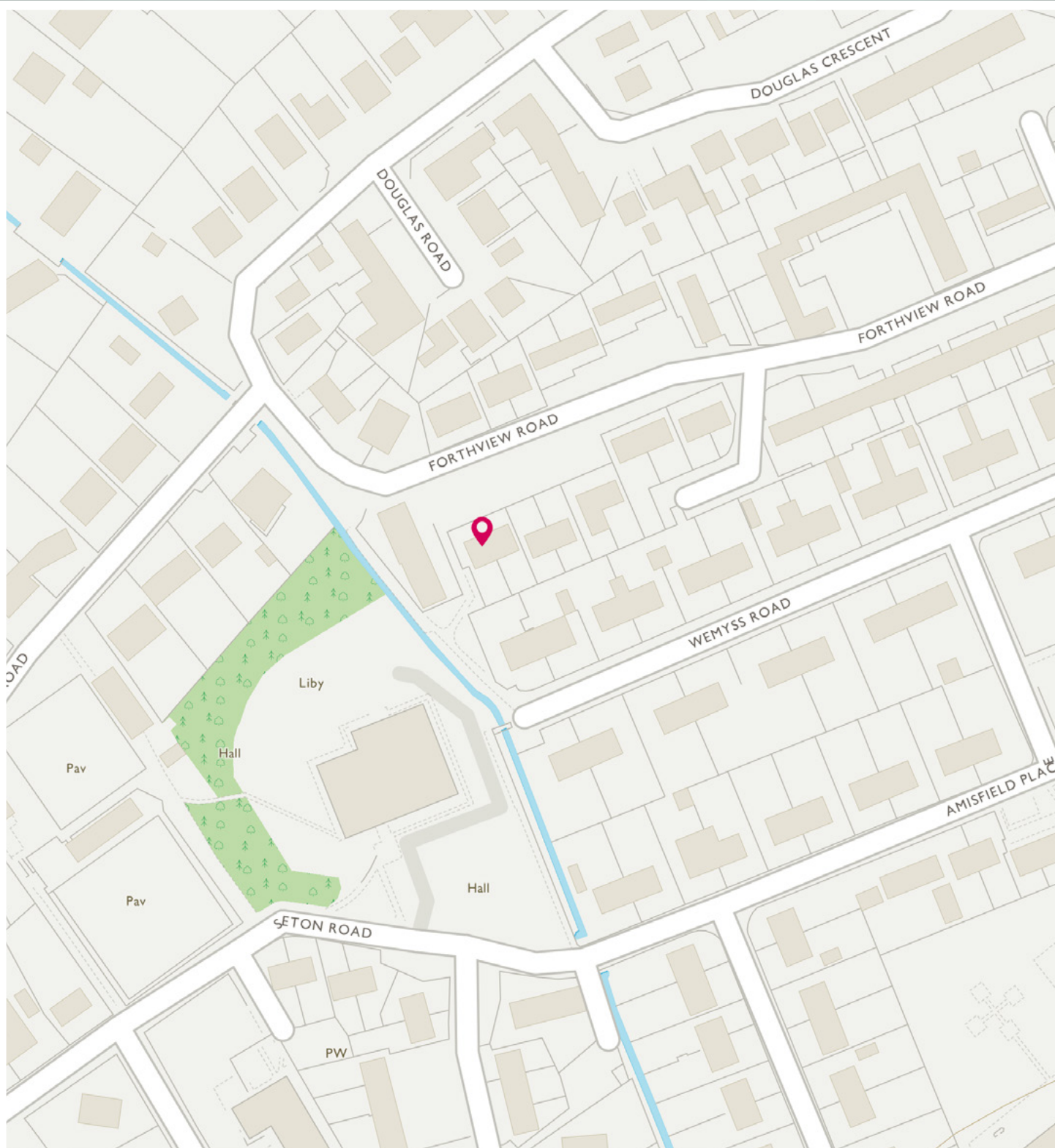


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Part
Exchange
Available



THE SUNDAY TIMES
THE SCOTSMAN



Text and description
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Layout graphics and design
ALAN SUTHERLAND
Designer

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