





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

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 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. 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 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.



McEwan Fraser Legal are delighted to present to the market this well presented three bedroom, semi-detached house that is in excellent decorative order. Located on a quiet residential

street, the property would make an ideal property for a young family.

The property is entered via the hallway with access to the ground floor rooms. A

bright and airy through lounge offers a phenomenal living and entertaining space. A dual aspect gives ample natural light which emphasises the contemporary décor. There is plenty of space for a range of different furniture

configurations including larger style sofas and a dining table. The contemporary kitchen is fitted with a good range of base and wall mounted units offering excellent prep and storage space. There is a good

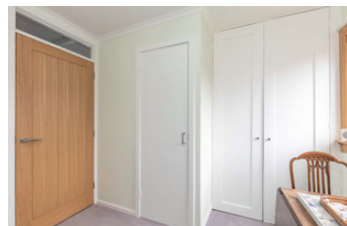
range of integrated appliances including induction hob, double oven and fridge freezer. The ground floor accommodation is completed by a full-width conservatory overlooking the rear garden. Upstairs there are three

bedrooms, two of which are spacious double rooms and the third is a good-sized single room or a smaller double. There is also access to the attic space on this level. Completing the property is a contemporary bathroom which

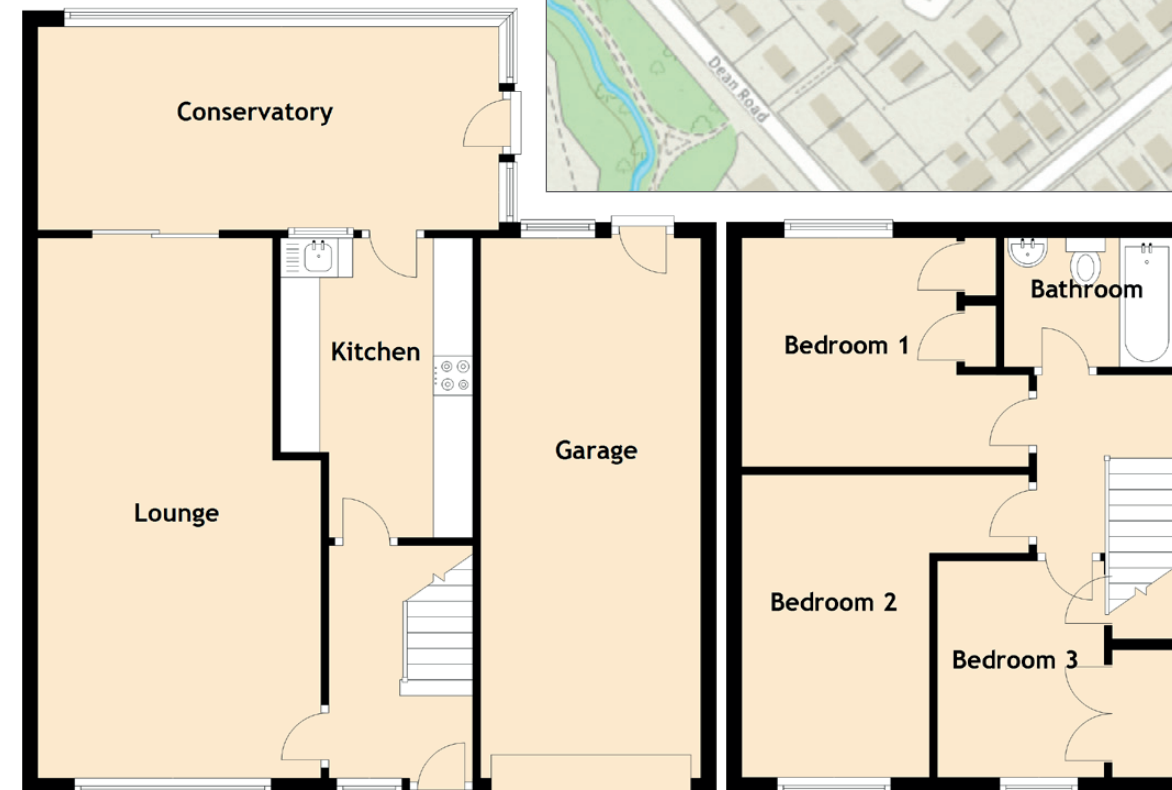
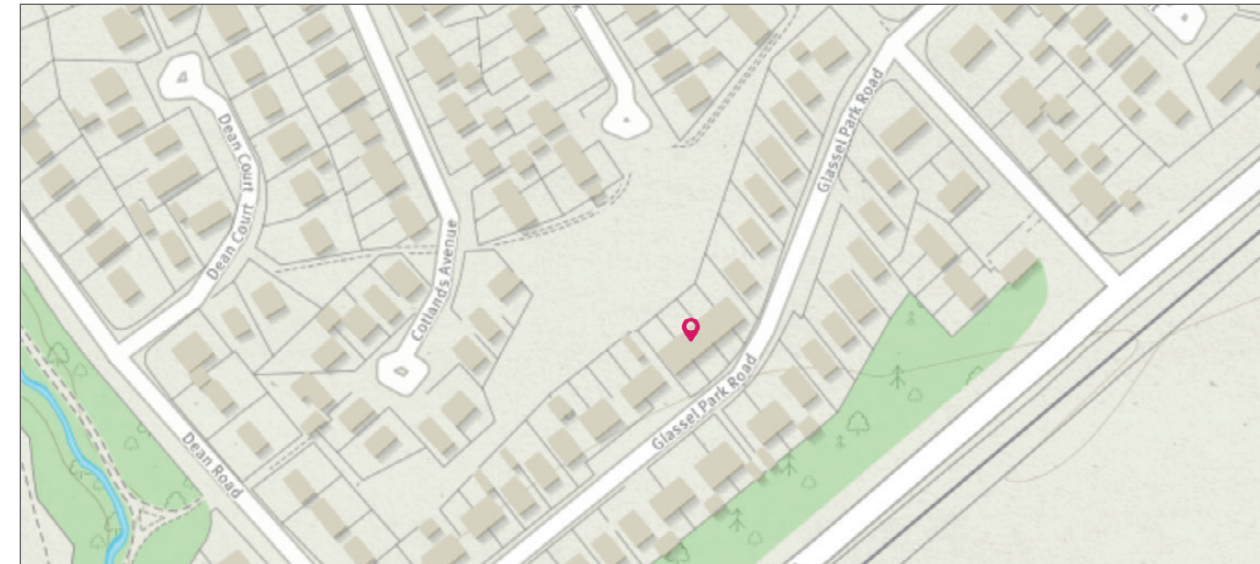
comes with a fully fitted white three-piece suite, partial tiling and shower over bath.

This property also benefits from gas central heating, full double-glazing, front and back gardens,

driveway and attached garage. The front and back gardens are both well maintained and largely laid to lawn. There is also a large communal area yards from the property. Viewing of this property is highly recommended.



THE DETAILS



Approximate Dimensions
(Taken from the widest point)

Lounge	6.87m (22'6") x 3.60m (11'10")
Kitchen	3.81m (12'6") x 2.65m (8'8")
Conservatory	5.53m (18'2") x 2.59m (8'6")
Garage	6.85m (22'6") x 2.80m (9'2")
Bedroom 1	3.25m (10'8") x 2.93m (9'7")
Bedroom 2	3.87m (12'8") x 2.00m (6'7")
Bedroom 3	2.87m (9'5") x 2.57m (8'5")
Bathroom	2.18m (7'2") x 1.65m (5'5")

Gross internal floor area (m²): 95m²
EPC Rating: C



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