



## 6 Douglas Crescent

Longniddry, EH32 0LH

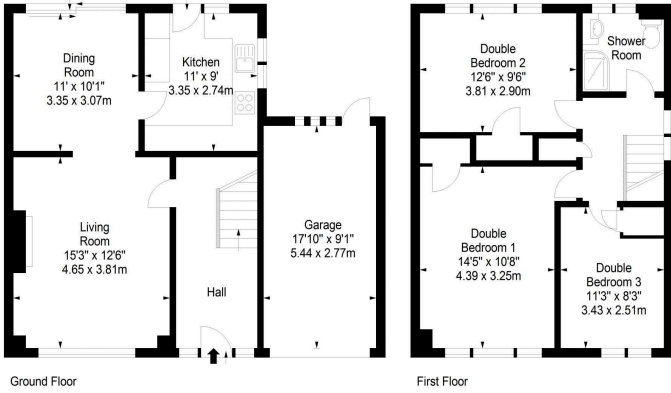
- Generous corner plot with mature planting
- Sought after location in popular village
- Single garage & driveway
- Welcoming hallway
- Living room with fireplace
- Dining room with sliding doors to garden
- Kitchen with light wood fitted units
- Three double bedrooms
- Modern shower room
- Gas central heating & double glazed throughout

Well presented 3 bedroom detached house on corner plot with excellent privacy and garage

### Description

A well presented and sought after 3 bedroom detached house with bright accommodation. Situated on a generous corner plot in a peaceful location, it benefits from mature planting and excellent privacy in a spacious and sunny rear garden. There is a monoblocked driveway to the front and a single garage. The large and welcoming hallway leads through to the living room, which in turn opens into the dining room, with direct access to the garden. The kitchen benefits from an excellent selection of light wood effect units. It also has a door to the garden. Upstairs, there are three double bedrooms and a contemporary shower room.

Approx. Gross Internal Area  
1212 Sq Ft - 112.59 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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## Location

Longniddry offers an excellent quality of life within easy reach of Scotland's Capital City (a 10 minute walk to the railway station, then less than 20 minutes into Waverley) The village is justly famous for its beautiful centre, excellent nearby beaches and golf courses. Longniddry boasts extensive open parkland, with a network of paths linking open spaces. It has a GP surgery, library/community centre, tennis courts, extensive playpark, church with associated community hall and a community use football pavilion. Thriving community clubs and facilities include an active bowling club, a Scout hall, pharmacy, dentist, veterinary practice, Post Office and a variety of local shops. Larger supermarket facilities are available in Port Seton and in Haddington, where there is a Tesco. Longniddry Primary School has an excellent reputation, whilst the private Compass School in Haddington is available for primary schooling. Further private schooling is available at Loreto in Musselburgh and in the City. A number of private schools have bus services which uplift from Longniddry. Outwith the village, there are delightful local walks. For example, the sandy beach at Longniddry Bents is 5 minutes from the property.



## Fixtures and Fittings

The carpets, curtain, blinds and light fittings throughout are included in the sale price together with the gas hob, extractor, single oven, fridge/freezer and washing machine.

## EPC Rating D

## Home Report

The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

