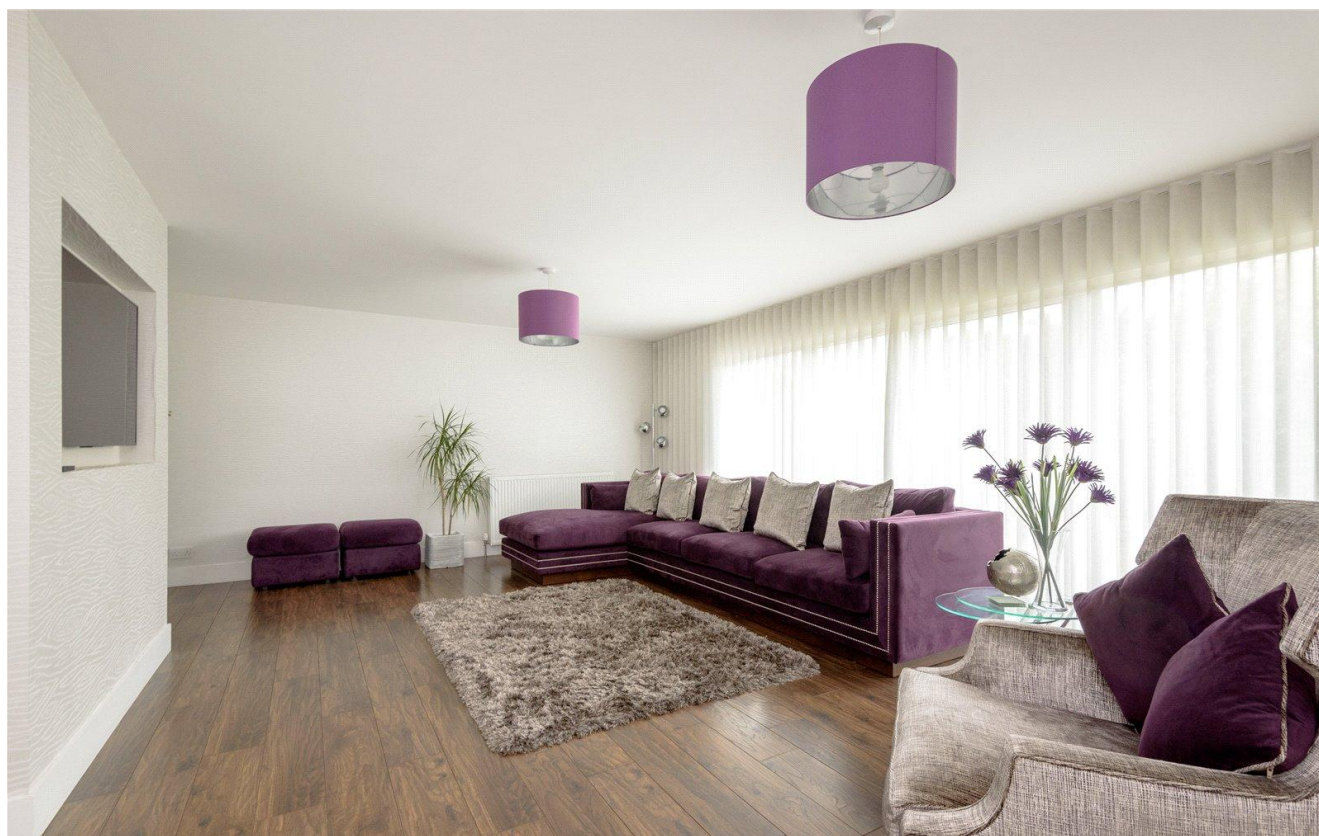




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**Three Peaks, Old Dean Road, Longniddry,
East Lothian, EH32 0QY**



This property has a formal lounge, as well as a large (532ft2/49.4m2) dual aspect family room with feature wall and log burning stove, the kitchen benefits from a range of integrated appliances and granite tops and leads into the utility room, which has internal access to the garage. There is also a split level dining hallway, a double bedroom, which is currently used as a home gym, and a three-piece shower room.

On the first floor you will find the principle bedroom with a walk-through custom dressing room and a four-piece en-suite bathroom, three further large bedrooms with built-in wardrobes and a single bedroom, which is currently used as a home office. Of the two family bathrooms, one of them benefits from a steam room and jacuzzi bath.

The property also benefits from a double garage with electric charging point and a monoblocked driveway, accommodating for secure off street parking for five to six cars.

Please note that virtual staging has been used in bedroom 2 for illustrative purposes.

Location

Longniddry offers an excellent quality of life within easy access of Scotland's Capital City. It is justly famous for its beautiful village centre, excellent beaches and a variety of golf courses and wildlife. This home is a short distance by foot from the renowned Longniddry Golf Course Club, which has hosted Open qualifiers and Craigielaw Golf Course at Aberlady and Gullane golf courses are only a short distance away by car. Longniddry has an excellent reputation and a variety of local shops, with supermarket facilities being available in Port Seton and Haddington where there is a large Tesco. Edinburgh can be easily accessed by train from Longniddry Station or by car. There is good local schooling in East Lothian whilst the private Compass school in Haddington is available for primary schooling and further private schooling is available at Loretto in Musselburgh and in the City. A number of private schools have bus services which uplift from Longniddry.

Fixtures and Fittings

All blinds and curtains as well as selected light fittings will be included in the sale of this property.

Viewing Details

By appointment contact Simpson & Marwick.

EPC: C **Council Tax - H**

Simpson and Marwick

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& MARWICK**