

COULTERS[©]

3 SETON STEADING

LONGNIDDRY, EAST LoTHIAN, EH32 0PP

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Nestled within the picturesque East Lothian countryside, 3 Seton Steading is a charming and well presented three bedroom home enjoying a peaceful rural setting whilst remaining within easy reach of the popular coastal village of Longniddry, the county town of Haddington and excellent transport links to Edinburgh.

Offering bright, spacious and versatile accommodation arranged over two levels, the property is ideally suited to modern family living. A particular feature is the generous, mature rear garden, providing a wonderful outdoor space to relax and entertain, together with the benefit of private parking.



KEY FEATURES



Charming stone built terraced cottage



Three bedrooms, one with ensuite



Delightful, well established private gardens



Private parking



Idyllic countryside setting within easy reach of local amenities and transport links



Bright, well proportioned accommodation with excellent attic storage



EPC Rating - D



Council Tax Band - E



The accommodation begins with a welcoming entrance hall leading to a spacious sitting room, where a fireplace creates an attractive focal point and French doors open directly onto the rear garden, allowing for a seamless connection between indoor and outdoor living. The well-appointed kitchen/dining room is fitted with an excellent range of units and offers ample space for family dining and entertaining, with direct access to the garden.

A carpeted staircase rises to a half landing with a convenient WC before continuing to the first floor. The principal bedroom benefits from fitted wardrobes and an en-suite bathroom, while two further well-proportioned bedrooms are served by a contemporary family bathroom. The property also benefits from a substantial floored attic, providing excellent storage.



THE LOCAL AREA

Seton Mains is situated on the outskirts of Longniddry, a picturesque village situated in East Lothian which offers a peaceful and family-friendly community. Just a ten minute walk from the breathtaking coastline, residents can enjoy scenic walks along the beach and in Longniddry Dean, while the village itself boasts a wealth of local amenities and lovely parks.

The village has a well-regarded primary school, the newly opened Longniddry Steading which provides a Margiotta, gym and coffee shop, in addition to a good range of local shops, which include a Co-op, post office, pharmacy, as well as a traditional pub, library, golf club and tennis courts.

For those commuting into Edinburgh, Longniddry is well-served by road and rail links, making it an excellent location for professionals seeking a peaceful retreat without sacrificing convenience. The train journey to Edinburgh takes less than 20 minutes and the train station is within a short walk of the house. The AI is also within a 5 minute drive. With its combination of natural beauty, excellent facilities, and a strong sense of community, Longniddry truly stands out as an exceptional place to live.

EXTRAS

All fitted carpets, fitted floor coverings, blinds, light fittings, gas hob, double oven, fridge/freezer, dishwasher, washing machine and the garden sheds are included in the sale price.

HOME REPORT VALUATION: £410,000



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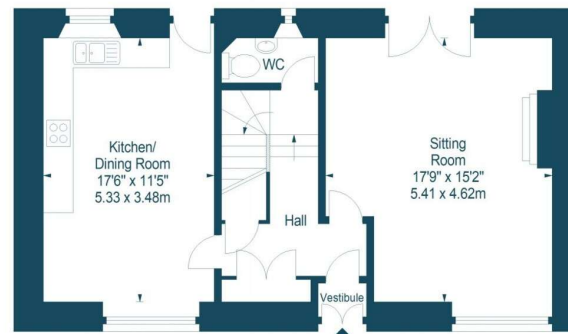


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Seaton Steading,
Longniddry, EH32 0PP



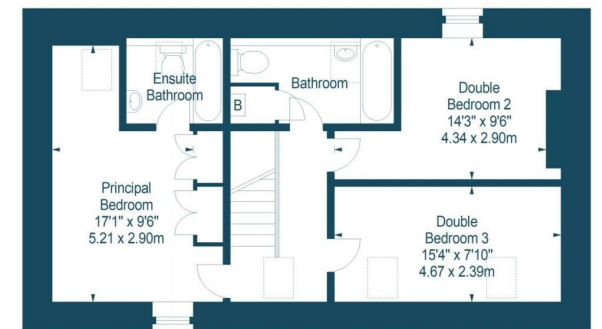
Approx. Gross Internal Area
1550 Sq Ft - 144.00 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Loft



First Floor

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.