



SIMPSON & MARWICK

BRAEMORE, DOUGLAS ROAD, LONGNIDDRY, EAST LoTHIAN, EH32 0LE

OFFERS OVER £890,000

EPC B



Occupying a generous plot on one of Longniddry's most desirable residential streets, directly opposite the village tennis courts, Braemore is a substantial detached home offering exceptionally spacious and flexible accommodation. Beautifully maintained throughout, it presents a rare opportunity for family life, multi-generational living or income potential, within easy walking distance of the beach, golf course and village amenities.

A bright entrance hall, with attractive oak staircase and impressive double-height ceiling, creates an immediate sense of space, with excellent built-in storage. The sitting room is a warm and inviting space centred around an open fireplace,



while the impressive principal suite offers a peaceful retreat, featuring a spacious walk-in wardrobe, luxurious en-suite bathroom with sunken bath and separate shower, and an adjoining room ideal as a dressing room, nursery or private study.

The ground floor also offers two further spacious bedrooms, a modern wet room and practical utility room.



To the rear, a superb extension has created an open-plan kitchen, dining and family room featuring a vaulted ceiling with exposed beams, wood-burning stove and doors opening onto the garden and large deck.

Designed for family living and entertaining, the kitchen features quality wooden cabinetry, breakfast bar and an excellent range of integrated and freestanding Neff and AEG appliances.

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The first floor provides accessible accommodation and is currently operated as a successful holiday let. It also offers excellent potential for multi-generational living or incorporation into the main home.

A bright landing leads to a kitchenette, generous open-plan sitting and dining room with sliding doors opening onto a composite-decked balcony overlooking the rear garden, a spacious double bedroom

with views towards the tennis courts, and a contemporary wet room. Sliding doors throughout enhance accessibility while creating a sleek and practical living environment.







Externally, the gardens are equally impressive. Extending to approximately 0.251 acres, the beautifully landscaped and secluded rear garden provides a series of inviting outdoor spaces.

A large ornamental pond forms a striking focal point, while decking, patio and lawn are complemented by mature trees, colourful planting, vegetable beds, two greenhouses and an outdoor chessboard.

To the front, a substantial driveway provides parking for several vehicles and leads to a recently re-roofed garage with power and water. Plentiful on-street parking is also available.



Further benefits include underfloor heating, CCTV, automatic exterior lighting, three outdoor taps and exterior power to the deck, side and greenhouse, reflecting the care and investment in this exceptional

home. A substantial detached home offering outstanding flexibility, beautifully landscaped secluded gardens and exceptional living space, perfectly positioned in one of Longniddry's most

sought-after locations, just moments from the beach, golf course, railway station and village amenities.



LOCATION

Longniddry offers an excellent quality of life with easy access to Scotland's Capital City. It is renowned for its beautiful village centre, sandy beaches, excellent golf courses and abundant wildlife.





This home is within walking distance of Longniddry Golf Club, which has hosted Open qualifiers, while Craigielaw, Gullane and other renowned East Lothian courses are a short drive away. The village has a

strong sense of community, centred around its thriving Community Centre, which hosts activities for all ages, alongside annual events including the Longniddry Gala and seasonal festivals.



Local shops cater for everyday needs, with larger supermarkets in nearby Port Seton and Haddington. Edinburgh is easily reached by train from Longniddry Station or by car. Excellent local schooling is available

throughout East Lothian, with private education at Compass in Haddington, Loretto in Musselburgh and Edinburgh, all served by convenient school bus routes.

Fixtures and Fittings

All fitted floor coverings, blinds, selected light fittings, integrated hob, ovens, extractor hood, dishwasher and upstairs fridge are included in the sale.



Viewing Details

by appointment contact Simpson & Marwick.



For Identification purposes only.
Not to scale.

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01620 892000

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