



# 42 Charteris Road

Longniddry, EH32 0NT



3



3



2



118sqm

**EPC**

D

**AS** Anderson  
Strathern

# 42 Charteris Road

Longniddry, EH32 0NT

42 Charteris Road is a spacious detached bungalow offering flexible single-level living within the highly sought-after coastal village of Longniddry. Set on a generous plot with private gardens, a driveway and garage, the property provides an excellent opportunity for buyers seeking a home with scope to modernise and create a long-term family residence tailored to their own tastes and requirements.

The accommodation is well balanced and extends to approximately 118 sq m, comprising a welcoming entrance hall, a bright and generously proportioned living room, a separate dining room ideal for family gatherings and entertaining, a well-sized kitchen, useful utility room, three bedrooms and a family bathroom. The practical layout offers considerable versatility, with a number of spaces that could be adapted to suit modern family living, home working or hobby requirements. Well-proportioned apartments throughout provide an excellent sense of space, while the bungalow layout is likely to appeal to a wide range of purchasers.

Externally, the property enjoys private garden grounds to both the front and rear, providing excellent outdoor space for relaxation, gardening and family use. A private driveway and single garage complete the accommodation and offer ample off-street parking and storage. The gardens provide an attractive setting for outdoor entertaining, children's play or keen gardeners looking to create their ideal outdoor space. Offering a combination of generous accommodation, outdoor space and exciting scope for improvement, this is a fantastic opportunity to acquire a home in a highly desirable East Lothian location.

## Property features

- Detached bungalow
- Three bedrooms
- Separate dining room
- Flexible layout
- Scope for upgrading
- Private gardens
- Driveway parking
- Single garage



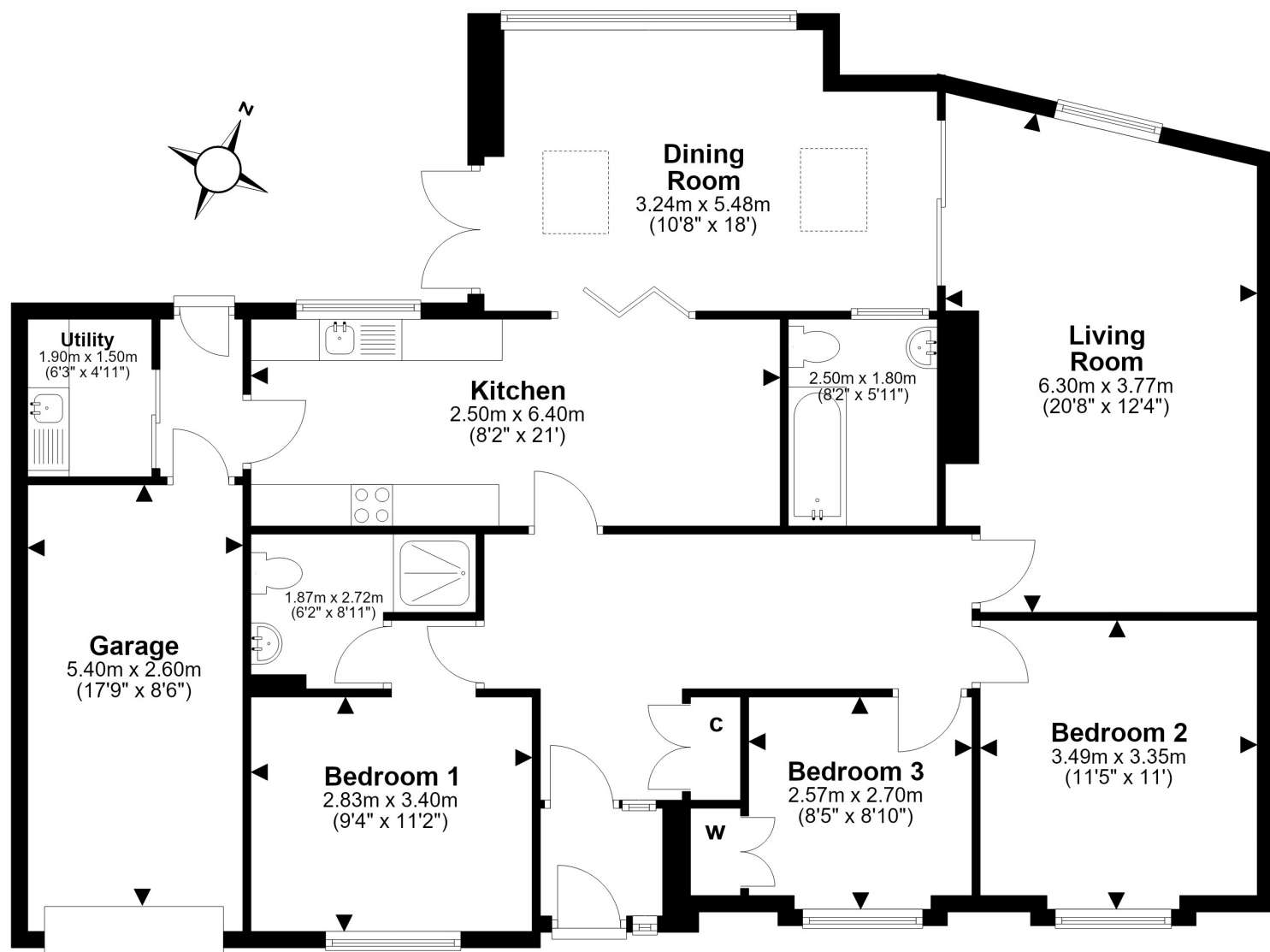




## Location

Situated on East Lothian's beautiful coastline, Longniddry combines a relaxed village atmosphere with excellent transport links to Edinburgh, reached in under 20 minutes by train. Renowned for its attractive village centre, beautiful beaches, scenic coastal walks and excellent golf courses, the village is particularly popular with families and commuters alike. Extensive green spaces and pathways provide plenty of opportunities for outdoor recreation, while Longniddry Bents offers a stunning stretch of coastline to enjoy. The village benefits from a strong community spirit and a range of everyday amenities, including local shops, a primary school, GP surgery, library, sports facilities and a railway station. Further shopping and leisure options are available nearby in Haddington and Port Seton. With highly regarded schooling, convenient transport links and some of East Lothian's finest golf courses on its doorstep.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.

## Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. Free-standing appliances may be available by separate negotiation. The seller will not warrant the working order of any appliances, systems or services.

**The property is strictly sold as seen.**

Council Tax band D

The property forms part of the Glassel Park Residents' Association, with an annual fee of approximately £100.

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto:residential@andersonstrathern.co.uk)

### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

**espc**

**Edinburgh**  
58 Morrison St  
EH3 8BP  
0131 270 7777

**Glasgow**  
50 George Sq  
G2 1EH  
0141 242 6060

**Haddington**  
14 Court St  
EH41 3JA  
01620 824 016

**Lerwick**  
Nordhus,  
Business Park  
ZE1 0LZ  
01595 695 262

**Kirkwall**  
N8 Laing  
Street  
KW15 1NW  
07484 906 800

**AS Anderson Strathern**  
[residential@andersonstrathern.co.uk](mailto:residential@andersonstrathern.co.uk)