

COULTERS[©]

8 STATION ROAD

LONGNIDDRY, EAST LoTHIAN, EH32 0GN

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Located in the coastal town of Longniddry, 8 Station Road is a stylish three bedroom end terraced house forming part of an award winning modern development. The property is conveniently positioned within walking distance of a range of local amenities, including a Margiotta, gym, coffee shop, Co-op and train station, as well as the beautiful nearby beaches.

The property is beautifully presented throughout, with light décor, quality finishes, high ceilings and a well considered layout. Further benefits include a landscaped private garden, detached garage and double driveway.

KEY FEATURES



Stylish, well proportioned end terraced house.



Three bedrooms, one with ensuite.



Private landscaped rear garden with paved terrace.



Detached garage and double driveway.



Peacefully located close to local amenities and transport links.



Beautifully presented, contemporary living.



EPC Rating - B



Council Tax Band - E



The well proportioned accommodation comprises a welcoming entrance hallway with useful under-stair storage and a cloakroom with WC; a delightful sitting room; and a kitchen/dining room fitted with a range of modern units, with space for a dining table, French doors opening onto a paved terrace and a useful adjoining utility cupboard.

Upstairs, the principal bedroom benefits from built-in wardrobes and an ensuite shower room. There is a further double bedroom, also with built-in wardrobes, a third bedroom and a family bathroom.





THE LOCAL AREA

The beautiful village of Longniddry offers a desirable location just a 20 minute train ride from Edinburgh Waverley. It is popular for its long sandy beaches, variety of golf courses and range of amenities in the village centre. Amenities include a variety of local shops, doctor's surgery, pharmacy, veterinary practice, community centre, tennis courts, bars and restaurants along with the charming Steadings, which is currently in development, and will offer an exercise studio, luxury convenience store and coffee roaster/shop.

Primary schooling is available in the village with secondary education being available nearby in Prestonpans. Private schooling is available at The Compass School in Haddington, Belhaven in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh.

EXTRAS

All fitted carpets, fitted floor coverings, blinds, light fittings, the hob, oven, fridge/freezer, dishwasher and washing machine are included in the sale price. The property is double glazed, has gas central heating and solar panels.

The development is factored by Ross and Liddell, annual factoring fees are approximately £160.

HOME REPORT VALUATION: £430,000



Station Road,
Longniddry,
East Lothian, EH32 0GN



Approx. Gross Internal Area

1054 Sq Ft - 97.92 Sq M

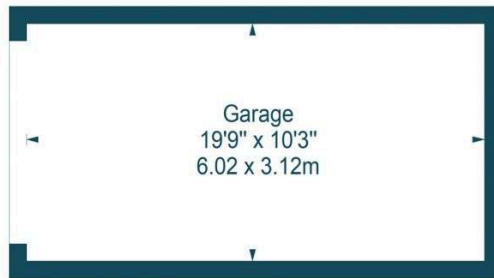
Garage

Approx. Gross Internal Area

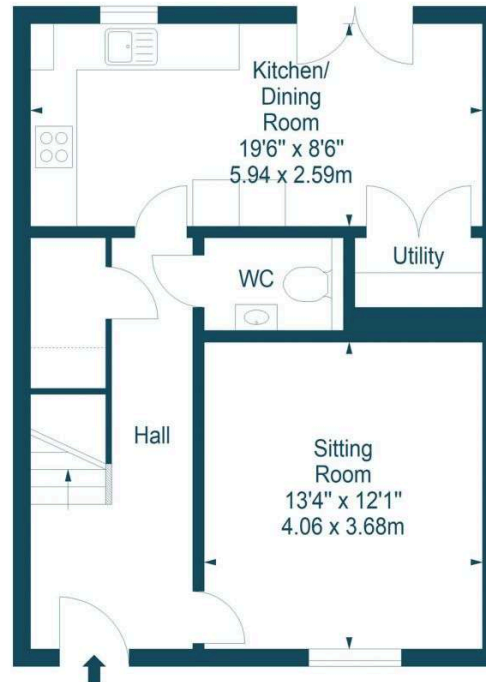
202 Sq Ft - 18.77 Sq M

For identification only. Not to scale.

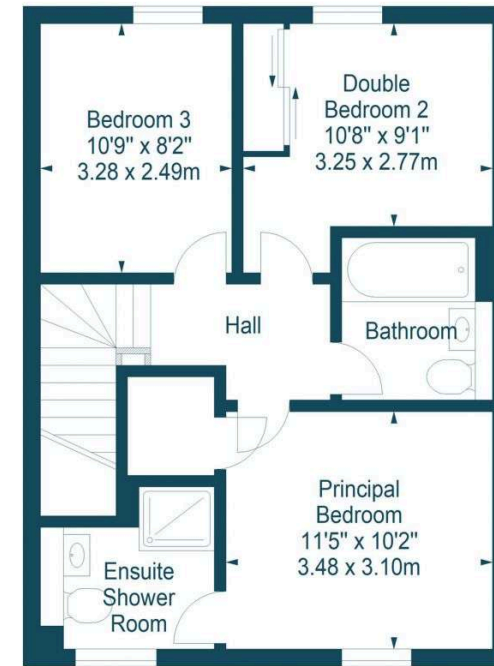
© SquareFoot 2026



Ground Floor



Ground Floor



First Floor

GET IN TOUCH



www.coultersproperty.co.uk



01620 671837



enquiries@coultersproperty.co.uk

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.