

6 Cotlands Park
Longniddry, EH32 0QX

Deans
Solicitors & Estate Agents LLP





SEMI-DETACHED BUNGALOW

- Living Room
- Dining Kitchen
- Conservatory
- Two Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Driveway & Garage
- Double Glazing & GCH
- EPC Rating – B



Situated in the highly desirable village of Longniddry, this well-presented semi-detached bungalow offers well-presented accommodation complemented by lovely private gardens, a driveway and a garage. The property enjoys a convenient location, within easy reach of local amenities and the beautiful Longniddry beach, while the popular coastal villages of Gullane and Aberlady are also just a short drive away. The accommodation comprises a welcoming entrance hallway, a spacious living room featuring an attractive fireplace, and a stylishly presented kitchen/dining room with French doors opening into the conservatory. There are also two well-proportioned bedrooms and a bathroom fitted with both a separate shower and bath. Externally, there are well-maintained private gardens to the front and rear of the property with a driveway and a garage that provides off-street parking and good storage options. Further benefits include double glazing, gas central heating along with a solar and electric charger is in place. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge, freezer, washing machine and light shades. All appliances included in the sale are sold as seen with no warranty provided. Other items may be available by separate negotiation.











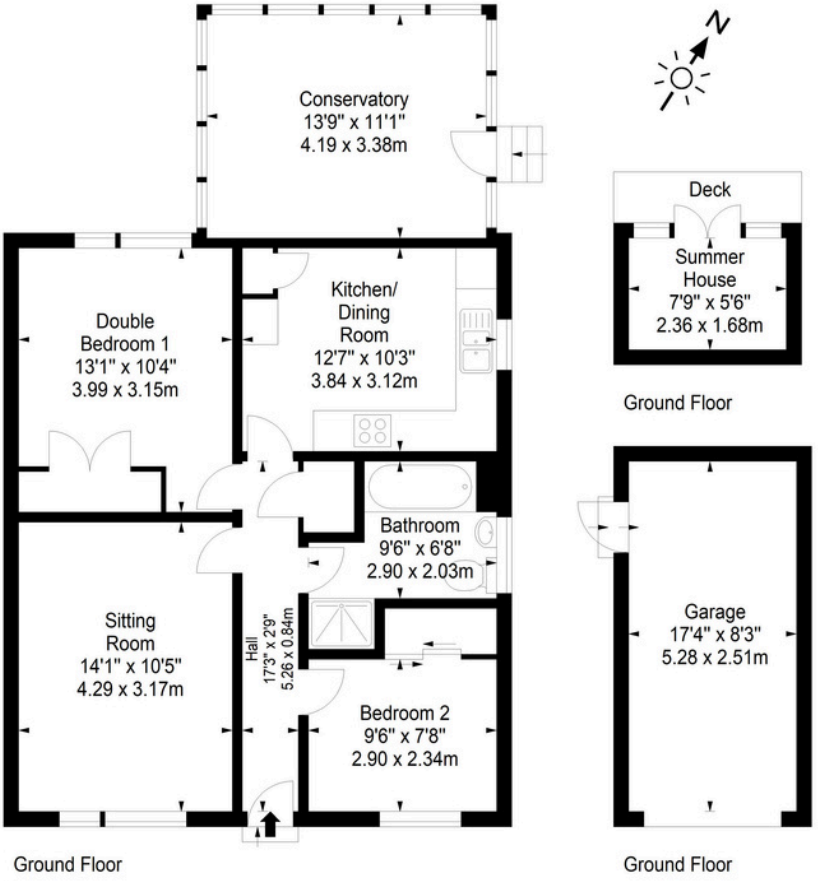




Cotlands Park,
Longniddry,
East Lothian, EH32 0QX

SquareFoot

Approx. Gross Internal Area
810 Sq Ft - 75.25 Sq M
Garage
Approx. Gross Internal Area
142 Sq Ft - 13.19 Sq M
Summer House
Approx. Gross Internal Area
43 Sq Ft - 3.99 Sq M
For identification only. Not to scale.
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Disclaimer: 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 the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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 the 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 Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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