



Plot A, Willow View, Main Street Longniddry, East Lothian, EH32 0NF

Description

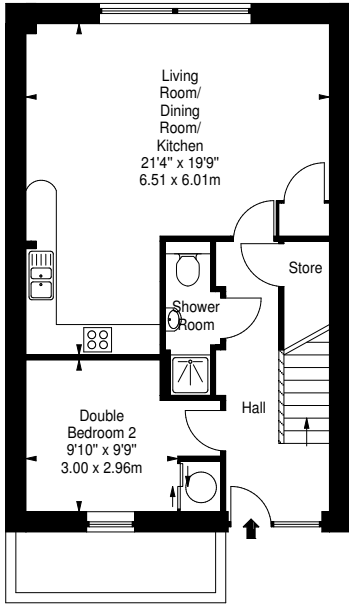
Willow View is a small exclusive development completed by Buckley Building UK comprising of three cleverly designed, spacious and contemporary mews houses with allocated parking. Each property benefits from a modern efficient air source heat pump central heating system, double and triple glazing and excellent levels of insulation which will ensure low running costs. Throughout the properties are quality fixtures and fittings including contemporary bathrooms, kitchen designed by Riddle & Coghill with Silestone worktops, Karndean flooring and quality carpets. A full NHBC 10 year warranty is in place.

Plot A is situated at the right hand side of the row and comprises – welcoming entrance hall with useful understairs storage; contemporary

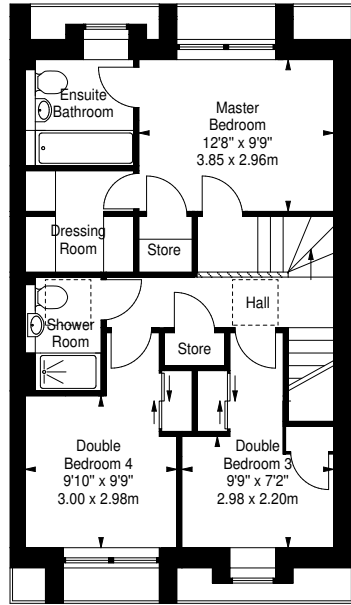
“Contemporary architect designed
4 bedroom mews house with quality
fixtures and fittings”

shower room; open plan living/dining/kitchen room which has been well designed and benefits from high ceilings to the living space creating a light and airy feel, there is ample room for relaxing and dining in this charming room and patio doors lead directly to the enclosed gardens; well-planned kitchen area fitted with an excellent selection of base and wall units with Silestone worktops, integrated appliances and an oak breakfast bar; and double bedroom 2 to the front which could also be used as a further living space; and on the first floor – landing with cupboard; double bedroom 3 with fitted wardrobe; double bedroom 4 with fitted wardrobe; modern shower room; a further short flight of stairs leads to the master bedroom suite with an open outlook, walk in wardrobe and en suite bathroom.

Approx. Gross Internal Area
1261 Sq Ft - 117.15 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

Location

Longniddry offers an excellent quality of life within easy access of Edinburgh due to good transport links by road and rail. It is justly famous for its beautiful village centre, excellent beaches and a variety of golf courses and wildlife. The village has a number of community based resources including local shops and Community Centre, which also houses the library. Near to the library is the Scout Hall. Primary schooling is available in the village with secondary education being available nearby in Prestonpans. Private schooling is available at Compass in Haddington, Belhaven in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh.

Garden

The garden is fully enclosed with a patio edged with gravel, a raised area to the rear and side access from the front.

Parking

There are two allocated parking spaces to the front.

Fixtures and Fittings

The fitted floor coverings throughout are included in the sale price together with the induction hob, extractor hood, oven, microwave, fridge/freezer, dishwasher and washing machine.

Services

The property benefits from a modern air source heat pump central heating system, double and triple glazing and there is an alarm.

EPC Rating B

Home Report

The Home Report is available to be downloaded from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

