



lindsays

1 Dean Court
Longniddry, EH32 0QT

"A four bedroom detached house which has been kept to a very high standard"

- Sitting & Dining room
- Kitchen
- Four bedrooms
- Contemporary shower room & bathroom
- Gas central heating
- Eaves storage
- Large driveway
- Single garage
- Close to all amenities

EPC Rating D

OFFERS OVER £290,000



Description

1 Dean Court is a four bedroom detached house which has been kept to a very high standard by the current owners only recently installing contemporary shower room and bathroom. The property consists of large open plan sitting and dining room with a lovely large feature window, modern fitted kitchen with side access for the rear garden, a newly installed shower room, two hall stores, and to the rear two bedrooms with bedroom 1 benefiting from a built in wardrobe. On the first floor are two further bedrooms and a newly installed family sized bathroom, there is also ample eaves storage throughout. Outside the property benefits from a very private front garden, a long driveway for 2-3 cars with a single garage to the rear and also a very private rear garden with patio area.

Area

Longniddry is approximately 14 miles by road (35 minutes) or a brief train journey of only 20 minutes from Edinburgh. This popular village boasts a thriving community with first class nursery and primary education and a variety of recreational facilities, pub/restaurant, coffee/gift shop and a variety of local shops. Aberlady is approximately 3½ miles away with Gullane 2½ miles further east. Longniddry is the gateway to East Lothian with a superb collection of 22 golf courses in the region, amazing walks, cycle tracks and stunning sandy beaches with magnificent views.

Viewing

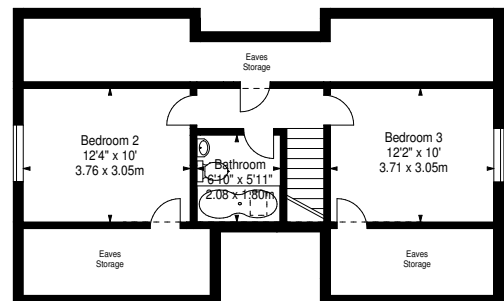
By appointment with Lindsays 01620893481



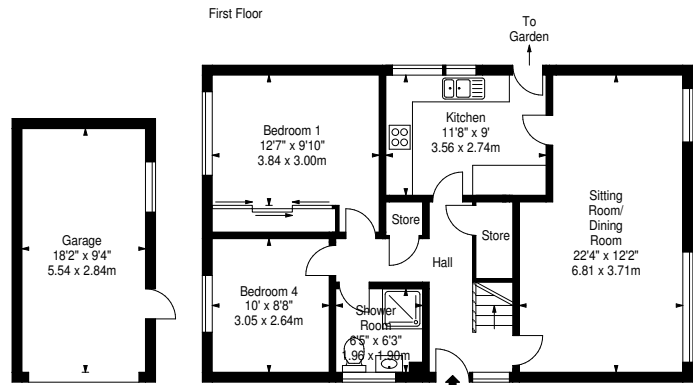
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Approx. Gross Internal Area
1459 Sq Ft - 135.54 Sq M
(Including Eaves Storages)
Garage
Approx. Gross Internal Area
169 Sq Ft - 15.70 Sq M
For identification only. Not to scale.
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First Floor



Ground Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.