

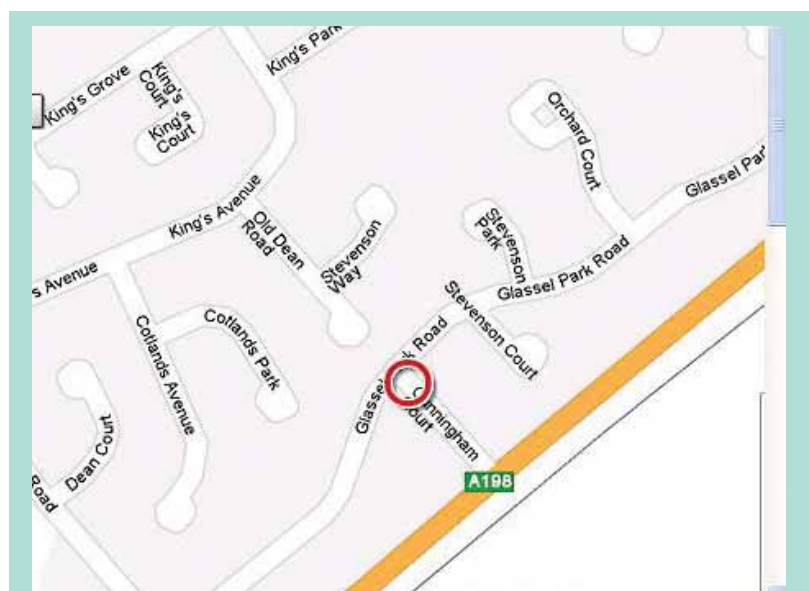


GROUND FLOOR



1ST FLOOR

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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.



OFFERS TO:
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**LONGNIDDRY
 1 CUNNINGHAM COURT
 FIXED PRICE £245,000**



LONGNIDDRY I CUNNINGHAM COURT

FIXED PRICE £245,000

**ATTRACTIVE SEMI-DETACHED
CHALET STYLE VILLA**

**PLEASANTLY SITUATED
WITHIN POPULAR SEASIDE
COMMUTER VILLAGE**

**GREATLY IMPROVED AND
MODERNISED**

**ENTRANCE HALL
LOUNGE
SPACIOUS KITCHEN/DINER
3 DOUBLE BEDROOMS
FAMILY BATHROOM
CLOAKROOM
STUDY/HOME OFFICE
GAS CENTRAL HEATING
QUALITY DOUBLE GLAZING
GARAGE & LONG DRIVEWAY
ENCLOSED GARDENS
SECURITY ALARM SYSTEM**

General Description

Longniddry is an attractive coastal village situated approximately fifteen miles from Edinburgh. It has its own Railway Station with a regular train service to and from the City. In addition, there are two regular bus services, one to Edinburgh/North Berwick and the other within the immediate community. The village itself has good local shopping facilities, an excellent primary school, garage, beauty salon, both tennis and bowling clubs, golf club and course and various youth organisations. More comprehensive shopping facilities are available in nearby Haddington, Musselburgh and North Berwick. Additionally, East Lothian's beautiful countryside and fine coastline with its many famous golf courses is virtually on the doorstep and the property itself, is situated about 5 minutes walking distance of the beach, which can be reached through pleasant woodland walks and pathways.

The property offered for sale is a semi-detached chalet-style villa which has been greatly improved and extended (all approvals in place) to provide modern and comfortable living accommodation with a flexible layout. Recent improvements include sealed PVC exterior fascia, all new quality double-glazing including both front and back doors, upgrades to the gas central heating, serviced by a "Combination" boiler; inner doors and surrounds, recessed lighting, custom-built cabinetry and storage, refitted dining kitchen, a lovely family bathroom and an upper floor study and separate cloakroom. In addition, there are ample power outlets, TV and telephone connection points throughout. Outside there is a detached single garage which is fully equipped with power, light, heat and a security system and enclosed gardens to the front and back.

This is an attractive family home, tastefully decorated throughout and in ready walk-in condition. Early viewing is highly recommended.

Accommodation

ENTRANCE HALL

Part glazed front door leads into the hall, which in turn gives access to the bathroom, Bedroom 1, lounge and stairs leading to the upper floor accommodation. Fitted carpet and telephone connection point.



BATHROOM 2.43m x 1.71m (8' x 5'7")

Beautifully fitted with a modern white suite comprising built-in wash hand basin and WC and bath with shower over. Attractive natural stone tiling to walls and floor; chrome, ladder-style radiator/towel rail and glazed window. Under Floor Heating.

LANDING

Straight staircase leads to landing and two bedrooms. Fitted carpet.

OFFICE AREA 2.90m x 2.65m (9'6" x 8'8")

Ideal home office/study area with Velux window and under eaves storage. Fitted carpet.

UPSTAIRS CLOAKROOM

Fitted with a modern white wash hand basin and WC. Solid Oak Flooring.

BEDROOM 2 4.71m x 3.14m (15'5" x 10'3")

Spacious double bedroom which has a Velux window set in the roof space. Hatch to storage space and a further under eaves storage cupboard. Solid Wood Flooring.

BEDROOM 3 4.73m x 2.66m (15'5" x 8'8")

Another double bedroom, with Velux window to the front of the property. Solid Oak Flooring.



LOUNGE 6.45m x 4m (21'2" x 10'3")

A bright and beautifully proportioned living room with a wide window overlooking the front of the property and modern fireplace with marble inlay and hearth and with a feature electric fire. Fitted carpet, TV and telephone connection points. Door to the kitchen.

BEDROOM 1 4.29m x 2.77m (14'1" x 9'1")

Useful downstairs double bedroom which has been fitted with a range of custom-built storage and wardrobe furniture. Solid Oak flooring, TV connection point and window to the side.

KITCHEN/DINING ROOM 6.59m x 3.36m (21'7" x 11')

A bright, spacious open-plan room, ideal for family gatherings. With windows to the back and a glazed door giving access to the side courtyard and garden, the kitchen area is well-fitted with a range of modern base and wall units with part tiling over the worktops. It incorporates a stainless steel sink unit with mixer tap and with plumbing for both a washing machine and dishwasher. Laminate wood floor.

GARAGE

To the rear and side of the property is a detached garage which is equipped with power, light, heat and a security system. A long driveway in front also provides ample private parking facilities.

GARDEN

Bordered by an attractive stone wall the attractive front garden has been well stocked with many flowering plants and shrubs and includes an area of lawn. Double wooden gates to the side allow access to the garage and also to the back garden. The enclosed larger rear garden which offers excellent privacy is also mainly laid to lawn with flower and shrub beds. Garden shed.

EXTRAS

Included in the sale are fitted carpets, blinds, cooker, washing machine, tree house and garden shed.

Note: The American-style fridge/freezer may be purchased under separate negotiation.

COUNCIL TAX BAND: E

VIEWING:

TELEPHONE SELLERS

07980 855359 OR

GSB PROPERTIES

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