

Particularly attractive and spacious family home

Situated in a sought after location



I Cunningham Court

Longniddry, East Lothian, EH32 0QZ



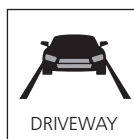
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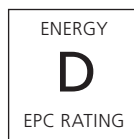
3 BED



1 BATH + WC



DRIVEWAY



ENERGY

D

EPC RATING

Longniddry is located 13 miles from the city of Edinburgh and is a delightful village within the county of East Lothian. East Lothian is predominantly a farming county with the land rising gently from the River Forth into the wilds of the Lammermuir Hills. Access to the Musselburgh Bypass is only a short distance away and this, in turn, links up with the Edinburgh ring-route. The ring-route gives easy access to all parts of the city and to the many trunk routes reaching out across Scotland. These include the A7 and A68 routes South, the M8 to Glasgow and the M9 and M90 routes across the Forth Bridge to the North. Edinburgh Airport is located just off the Glasgow Road and is approximately forty minutes away from the property. Commuting to Edinburgh could not be easier with an excellent bus service and rail links at North Berwick, Drem and Longniddry making the journey very quick.

The village environment provides an excellent community spirit and there are many leisure pursuits to be found within the village. These include an excellent golf course, tennis court, bowling green and a large community centre which includes indoor pursuits. Local shops provide an excellent service but for a major stocking up however, it is a simple matter to journey to Prestonpans where there is a Scotmid and Lidl or alternatively to Haddington where all manner of large outlets are available. There are also banking and Post Office services to be found within the village. The local primary school has an excellent reputation and the area is well served by Preston Lodge High School at Prestonpans for secondary education. Alternatively, many children commute to Edinburgh where they may attend one of the many fee paying schools. All in all, this is an excellent area in which to bring up a family with its charming village atmosphere yet within easy commuting distance of Edinburgh.



1

• Cunningham Court •

We are delighted to bring to the market this spacious and adaptable semi-detached home in a popular residential location. The property briefly comprises entrance hall, bright and airy lounge, fully fitted kitchen with dining area with door to the rear garden, a double bedroom and a three piece bathroom with shower over bath. The stairs lead you to two further double bedrooms and a study area with WC.

Externally there are private grounds to the front, side and rear, the rear garden is fully enclosed and all is well maintain by the current owners.

The property further benefits from gas central heating and double glazed window units throughout to ensure a cosy yet cost effective living environment.

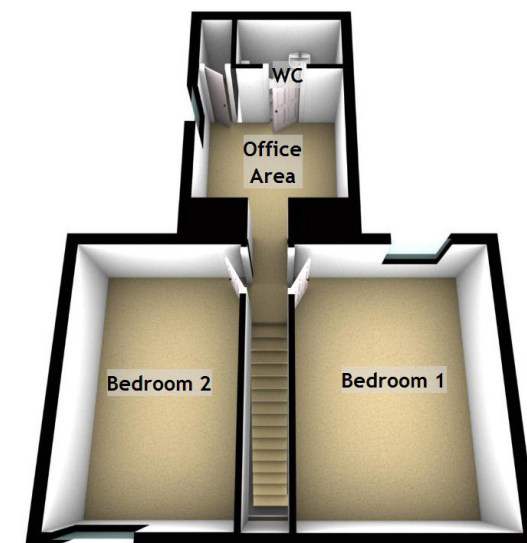
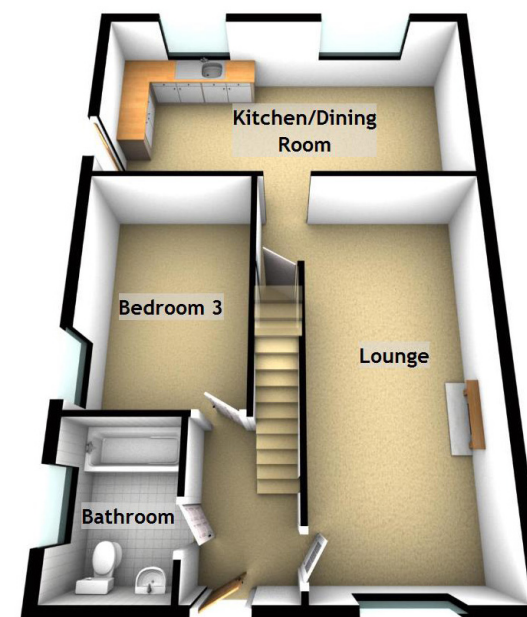


Kitchen / Lounge / Office





Bedrooms / Bathroom / WC



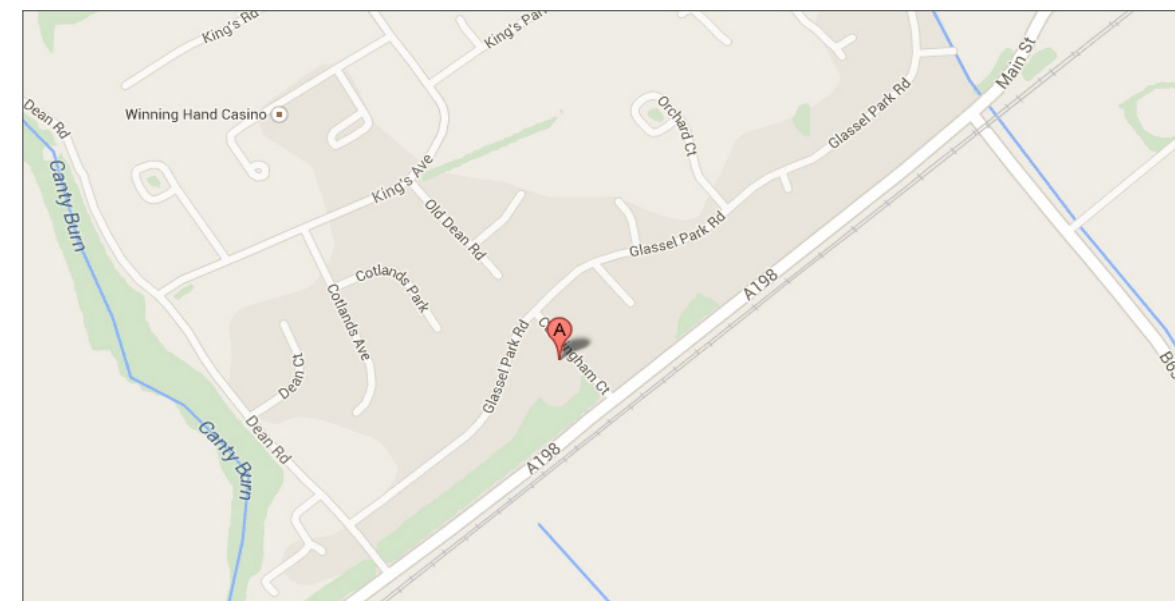
Specifications

Approximate Dimensions (Taken from the widest point)

Kitchen/D. Room	6.41m (21' x 3.21m (10'6"))	Bedroom 2	4.35m (14'3") x 2.68m (8'10")
Lounge	6.46m (21'2") x 3.13m (10'3")	Bedroom 3	3.91m (12'10") x 2.66m (8'9")
Office Area	2.90m (9'6") x 2.66m (8'9")	Bathroom	2.45m (8') x 1.73m (5'8")
Bedroom 1	4.36m (14'4") x 3.16m (10'4")	WC	2.35m (7'8") x 1.03m (3'5")

Extras (Included in the sale)

Floor coverings, light fittings, blinds, bathroom and kitchen fixtures and fittings.





Rear External Images



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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.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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