



## 13 Amisfield Place, Longniddry, East Lothian, EH32 0LN

Modern & Beautifully Presented, One-Bedroom, End-Terrace Bungalow

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# Property Description

Modern and beautifully presented, one-bedroom, end-terrace bungalow with a private garden. Set on a quiet residential street, the property is located in the sought-after East Lothian town of Longniddry, to the east of Edinburgh.

Comprises: an entrance hall, living room, kitchen, double bedroom, and a bathroom.

Tastefully finished with neutral decor throughout, highlights include a fitted kitchen, a modern bathroom suite, a well proportioned floor plan, and contemporary flooring. In addition, there is gas central heating, uPVC double glazing, and integrated storage provision including a floored attic. Externally, the property benefits from an easily maintained gravel garden to the rear, with a sizeable deck and timber shed, and residents' parking bays to the front.

The bright entrance hall, with natural light from floor-to-ceiling windows, has ample space for freestanding furniture and contemporary wood-effect laminate flooring. Set to the rear, the good-sized living room features wood-effect flooring, a decorative modern electric fire, built-in shelving, and sliding patio doors offering lots of natural light and access out to the rear garden.

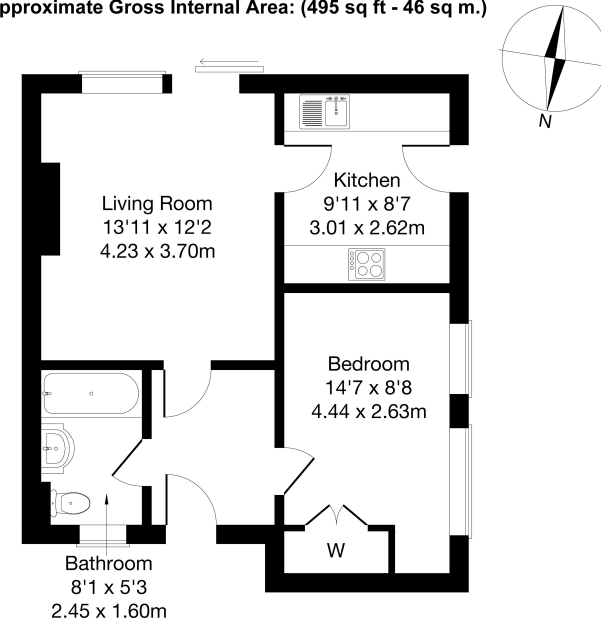
The kitchen has a door to the side pathway, and is fitted with contemporary units, stone-effect worktops, a stainless steel sink and a tiled surround. Appliances include an integrated gas hob with an extractor canopy above, oven, and a freestanding fridge, freezer and washing machine.

Set to the side of the property, with two large windows, the well proportioned double bedroom offers a built-in wardrobe, a pendant light fitting, and space for freestanding bedroom and storage furniture. The recently refurbished bathroom completes the accommodation, and features a modern white three-piece suite with an electric shower over the bath, fitted storage units, and tiled splash walls.



**13 Amisfield Place, Longniddry EH32 0LN**

Approximate Gross Internal Area: (495 sq ft - 46 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Longniddry, lying on the East Lothian coast, some 14 miles to the east of Edinburgh, is a well-established dormitory and commuter village offering a good range of everyday local amenities and facilities. It benefits from excellent transport links to Edinburgh, just minutes from the A1, and boasts its own railway station. A broader selection of shops and services is provided by the nearby towns of

Haddington and Tranent. Longniddry has its own primary school, with secondary provision at Preston Lodge High School, Prestonpans. Like many East Lothian coastal towns, Longniddry has its own golf links, lying adjacent to a stretch of local coastline lined with dunes, known locally as the Longniddry Bents.









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