



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

Tastefully Presented, Two-Bedroom, End-Terrace Bungalow with Private Garden

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Property Description

Tastefully presented, flexible two-bedroom, extended end-terrace bungalow with a private garden. Set on a quiet and leafy residential street, in the sought-after coastal town of Longniddry, in East Lothian.

Comprises an entrance hall, living room, kitchen, double bedroom, a flexible studio/dining room/second bedroom, and a bathroom.

Highlights include a recently fitted kitchen with a full range of appliances, a modern bathroom suite, and contemporary flooring. In addition, there is gas central heating, double glazing, and superb storage including a floored loft and a generous garden shed.

A low-maintenance, southerly facing enclosed rear garden offers a superb patio space, with residents' parking bays to the front, and open parkland adjacent.

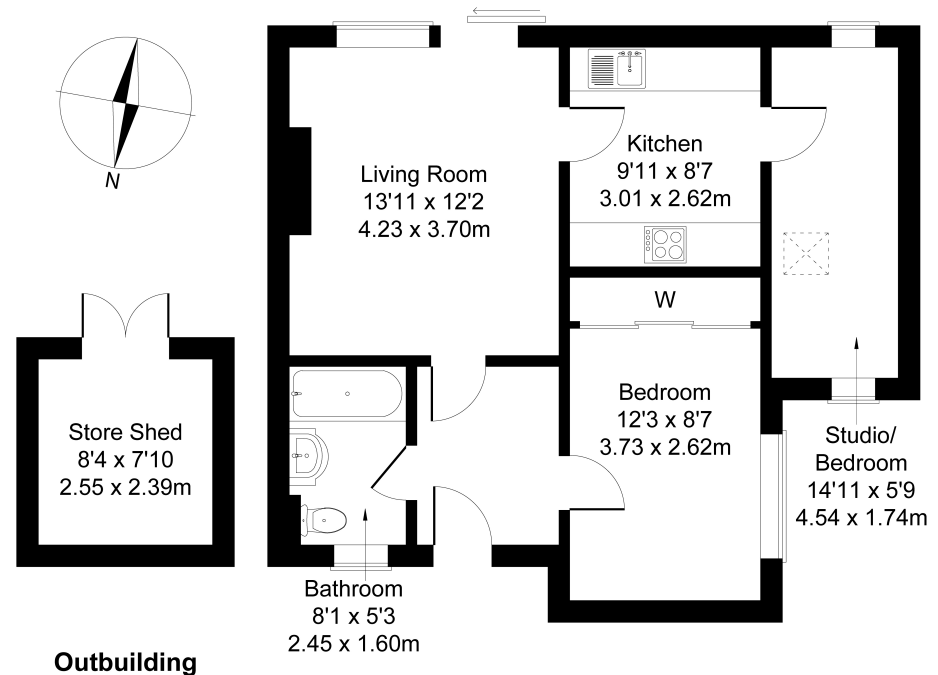
A welcoming entrance leads into a bright, rear-facing lounge, featuring wood-effect flooring, a built-in media/bookshelf unit, and patio doors opening to a private, south-facing garden – perfect for relaxing or entertaining. Set off the lounge, a stylish kitchen is fitted with modern units and worktops, a splashback surround, a sink with a drainer and spray-pull tap, with integrated appliances including a hob, an eye-level oven and microwave, and a freestanding washing machine, dishwasher and fridge/freezer.

Adjoining the kitchen is a versatile studio or dining room, which could easily serve as a second bedroom, home office, or hobby space, depending on your needs. While bedroom one is set to the front, with a side aspect window, continuous wood effect flooring from the hall, and a large built-in wardrobe, including a mirrored door. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a shower over the bath, tiled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (657 sq ft - 61 sq m.)



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

Area Description

Located on the scenic East Lothian coast, approximately 14 miles east of Edinburgh, Longniddry is a well-established commuter village known for its charming setting and strong sense of community. It offers a good range of everyday amenities, and enjoys excellent transport connections—just minutes from the A1 and served by its own railway station, making it ideal for those commuting to the capital. For a wider choice of shops and services, the nearby towns of Haddington

and Tranent are easily accessible. Families are well catered for with a local primary school in the village and secondary education available at Preston Lodge High School in Prestonpans. Golf enthusiasts will appreciate Longniddry's own golf links, which sit beside the picturesque coastline and the natural dunes of Longniddry Bents, a popular spot for walks and seaside recreation.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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