

**1 John Knox Road
Longniddry EH32 0LP**



Marwicks
Solicitors & Estate Agents

1 John Knox Road, Longniddry, EH32 0LP

The property comprises a beautifully presented and spacious semi-detached house in a popular location and situated within good sized gardens to the front, side and rear. Modernised throughout to a high standard, the accommodation comprises an entrance hallway, lounge, kitchen/diningroom, two double bedrooms, bathroom and hallway. To the front of the property is a spacious garden with mature shrubs and trees and there is further garden to the side and rear of the property including extensive decking and a high-level outdoor dining area. Longniddry itself is a charming village, well served by local shops and facilities including a restaurant, bank, supermarket and other facilities and with regular bus and train services to and from Edinburgh. Many extras are included in the purchase price. Early viewing of this property is recommended.

ENTRANCE HALLWAY: Fitted carpet. Light. Single central heating radiator. High-level cupboards containing electricity meter and consumer unit. Central heating radiator in decorative cabinet. One single 13 amp socket.

LOUNGE (13'11" x 13'5") (4.25m x 4.10m) maximum: A beautifully presented room with two windows to the front of the property plus curtains and curtain rails. Fitted carpet. Feature fireplace with inset multi-fuel cast iron stove. Recessed shelves with cupboard below to left hand side of fireplace. Television aerial point. Five-light brass ceiling light fitting. Two double 13 amp sockets. Double doors leading to:-

KITCHEN/DININGROOM: A good sized T-shaped kitchen/diningroom with two distinct areas. Tiled floor. De'Longhi Professional six-ring gas cooker with wide oven and cooker hood/light fitting above. Attractive ceramic basin built into extensive worktop areas plus a good range of units. Wall mounted gas combi boiler. Metal rack wall shelving. Double window overlooking rear garden and decking area with roller blinds. Triple ceiling spotlight fitting over kitchen area plus



second triple ceiling spotlight at dining area. Beko washing machine and Proline dishwasher. Built-in former church pew, table and two chairs in dining area. Four double 13 amp sockets plus spur points. Door to rear garden.

DOUBLE BEDROOM 1 (FRONT) (12'0" x 9'11") (3.66m x 3.02m) maximum: A bright and sunny room with double window to the front of the house plus curtains and curtain rails. Fitted carpet. Built-in double wardrobes to either side of doorway. One double central heating radiator. Television aerial point. One double, one single 13 amp socket.

DOUBLE BEDROOM 2 (REAR) (12'0" x 9'1") (3.66m x 2.77m) maximum: With window overlooking rear garden. Fitted carpet. Central heating radiator. Television aerial point. One double, one single 13 amp socket.

BATHROOM: To the rear of the house with window to rear garden. Tiled floor. Fully tiled at bath area. Three piece white suite comprising bath, toilet and wash-hand basin with shower and shower screen over bath. Wall mirror. Venetian blinds. Three recessed downlights. Extractor fan. Central heating radiator. Hatch to attic area.

GARDENS: The front garden area is extensive, partly laid out to lawn and partly with mature shrubs and plants. There is additional garden to the side plus a mature garden area to the rear with extensive high-level decking area and outdoor dining area. The table and two chairs are included in the sale. Garden shed. Outside tap and outside light.

VIEWING: Sunday 2.00 - 4.00 pm
or by appointment - tel. 07803 049091

PRICE: Reduced Fixed Price £177,000





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