



McKinnon Forbes
Estate Agents & Solicitors

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13 CHURCH WAY
LONGNIDDRY

“Charming 3-bedroom semi-detached chalet villa with garage set in a quiet cul de sac”



13 CHURCH WAY LONGNIDDRY EH32 0LW

Rarely available, 3-bedroom end terraced chalet villa with garage set in a quiet cul-de-sac within the sought-after coastal village of Longniddry, offering flexible accommodation close to local amenities, now in need of some modernising and upgrading. The accommodation comprises: on the ground floor: bright and spacious entrance hall with large storage cupboard as well as useful under stair cupboard, good size sitting room with door leading to the spacious fitted kitchen/dining room with integrated electric hob and double oven and door leading to the rear porch and garden, double bedroom 3 and fully tiled bathroom/WC. Stairs leading to the upper floor: 2 good size double bedrooms, 1 with fitted storage (currently housing water tank), 1 with eaves storage. The property benefits from electric storage heating and included in the purchase price are all fitted floor coverings, curtains, blinds and light fittings. There is a fenced garden to the front of the property and to the rear is a good size garden with paved areas with shed included. Around the corner from the property is a wooden garage as well as ample off-street parking outside and nearby. This property has the potential to make a lovely family home once upgraded, viewing highly recommended!





The popular East Lothian village of Longniddry is situated on the south shore of the Firth of Forth, amid pleasant open countryside with an excellent beach and others nearby at Port Seton, Aberlady, Gullane and North Berwick. Longniddry is located some 12 miles east of Edinburgh City Centre with regular bus services to the City and surrounding areas together with a 'Park and Ride' facility within the local train station offering a frequent service to Edinburgh. With the A1 close by leading to all of Scotland's arterial routes, Longniddry has the advantage of offering country living while still being within commuting distance of Edinburgh. Good educational facilities are available in the village catering for children from nursery age to primary school as well as a local library, Post Office and thriving Community Centre. There is a good range of local shopping for everyday requirements and Fort Kinnaird, a short distance away, offers a more extensive range of shops as well as the new cinema, restaurants and coffee shops. Among the leisure and sporting facilities in Longniddry are tennis, lawn bowls and an 18-hole golf course with nearby leisure centres in Haddington, North Berwick and Prestonpans offering an extended range of sports including swimming, rugby and soccer as well as many excellent golf courses.

“Situated in the sought-after coastal village of Longniddry”





VIEWING

Please contact our Tranent Office on 01875 611211

CLOSING DATE FOR OFFERS

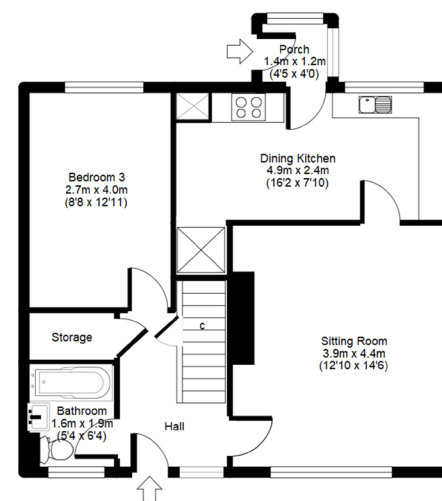
Interested parties should contact the selling agents as soon as possible so as they may be advised in the event of an early closing date being fixed.

ACCESS FOR SURVEYORS

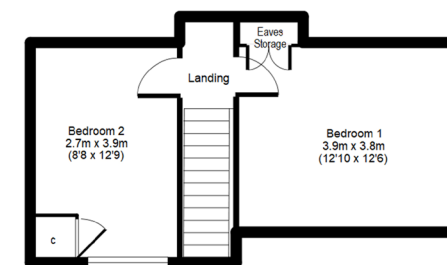
Contact Selling Agents – 01875 611 211

KEY FACTS

Bedrooms	3	
Reception Rooms	1	
Bathrooms	1	
Parking	Garage	
EPC Rating	F	
Council Tax	C	



Ground Floor



First Floor

13 Churchway, Longniddry EH32 0LW

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NOTE:

All services throughout the property are UNTESTED. Any purchaser must satisfy themselves with the condition of any central heating boilers, radiators, and all other installations. Every care has been taken in the preparation of these particulars. However, no warranty can be given for the accuracy of the details contained herein.

Whilst these particulars have been carefully prepared and are believed to be correct, they are not warranted and do not form part of any contract to follow here on. If any particulars aspect is of relevance to you please contact this office for verification particularly if you are travelling some distance to view.