

COULTERS[©]

1 BALLENCRIEFF STEADING

LONGNIDDRY, EAST LoTHIAN, EH32 0QH

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

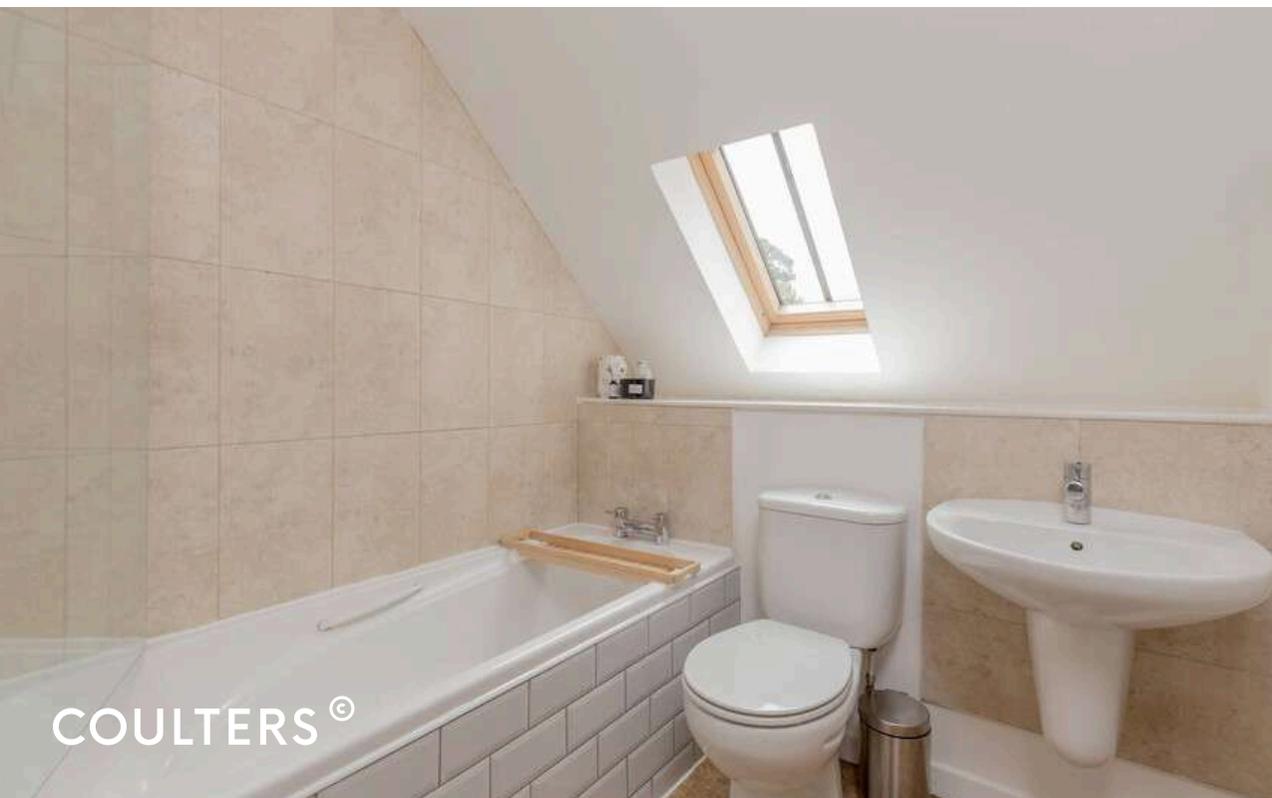
Situated in a small exclusive steading development with easy access to local villages and transport links to Edinburgh. 1 Ballencrieff Steading is an end terrace three bedroom house with easily maintained gardens to front and rear and residents parking. The property benefits from stylish contemporary finishes, neutral decoration, and an appealing layout.

The accommodation comprises - hallway; bright double aspect sitting room with access to the garden; kitchen/dining room with an excellent selection of modern fitted units and ample room for a large dining table; utility room and a cloakroom with WC. Upstairs there are three double bedrooms a family bathroom and an en suite to the principal bedroom. Gas central heating and double glazed throughout.

KEY FEATURES

-  Stylish end terraced steading house
-  Easily maintained private garden
-  Sought after steading development
-  Three double bedrooms, one with en suite
-  Residents parking
-  Close to Aberlady, Gullane and Longniddry





THE LOCAL AREA

Situated close to Aberlady which is a sought after village situated on the Coast in the popular County of East Lothian. The village has excellent amenities including a Margiotta store, Gosford Farm shop, post office and the Ducks Inn. There are good links to the larger villages of Gullane and Longniddry with further amenities and easy access to Edinburgh by train from Longniddry. The wonderful and unspoilt bay provides ample opportunity for walks and the headquarters of the Scottish Ornithologists Club is in the village. The golfer is well served with Craigielaw, Kilspindie, Luffness and Gullane courses providing ample opportunities to enjoy the sport. The village is served by a Primary School and is within the catchment for the renowned North Berwick High School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar and Loretto in Musselburgh as well as a variety of choices in Edinburgh. The village is popular with families and older resident and provides an attractive way of life for all.

EXTRAS

Fitted floorcoverings, curtains, blinds and light fittings throughout are included in the sale price together with the integrated appliances. The development is factored by James Gibb with an approximate monthly fee of £50 which covers maintenance of communal areas and upkeep of the shared septic tank.



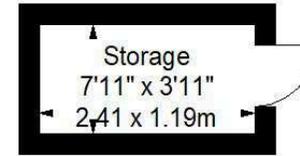
Approx. Gross Internal Area
1230 Sq Ft - 114.27 Sq M

Storage

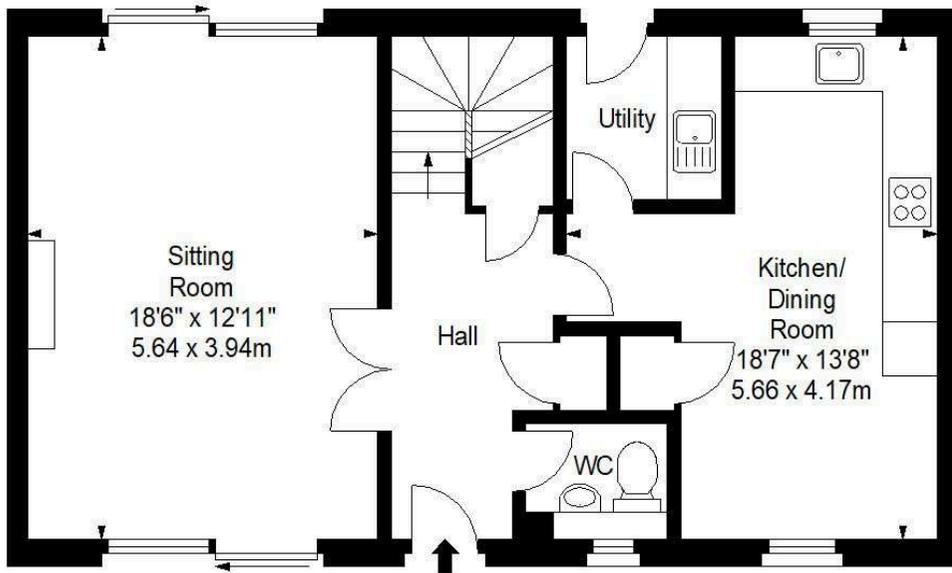
Approx. Gross Internal Area
32 Sq Ft - 2.97 Sq M

For identification only. Not to scale.

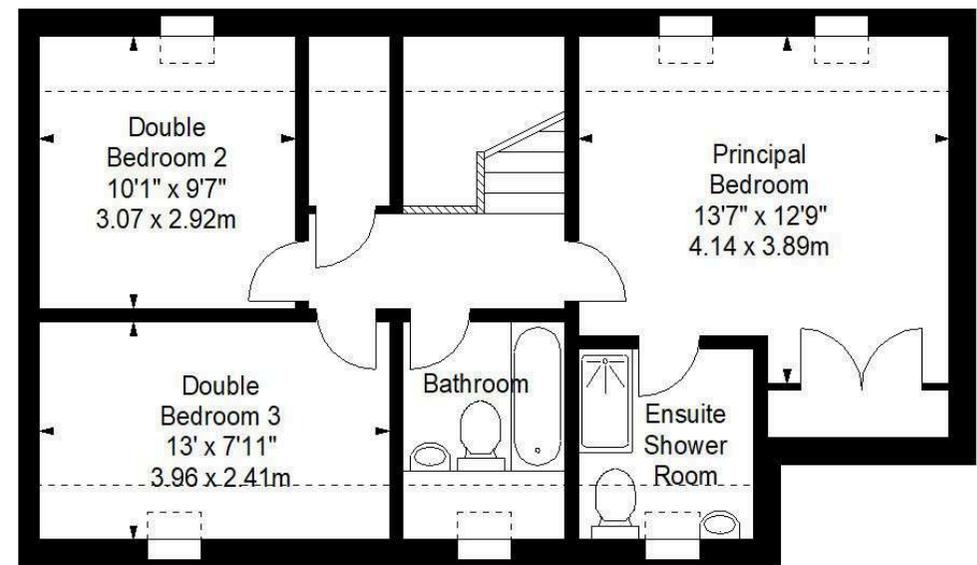
© SquareFoot 2022



Ground Floor



Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.