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5 The Paddock,
Longniddry, Edinburgh
EH32 0PG

FOR SALE

THE MOST FABULOUS FAMILY HOME OF IMMENSE CHARM AND CHARACTER IN AN EXCLUSIVE, PRIVATE STEADING DEVELOPMENT, WITHIN ONE OF EAST LoTHIAN'S MOST DESIRABLE VILLAGES.

Features.

-  Entrance Vestibule
-  Hall
-  Lounge
-  Family sized Dining Kitchen
-  Utility Room
-  Fabulous Conservatory leading to the garden
-  Downstairs Jack 'n' Jill Showerroom
-  Bedroom 3/Study
-  Family showerroom
-  Master Bedroom with en-suite showerroom
-  Double Bedroom 2
-  Gas fired combination central heating
-  Double glazing
-  Off street parking for 2 cars
-  Gorgeous private front and rear fully enclosed gardens
-  Summerhouse, garden shed and greenhouse



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Property Summary.

This truly exceptional South facing detached villa is located within a quaint, established steading development, enhanced by distinctive red pan-tiled roofed homes which are individual in style and character.

Internally, laid over two floors, this is a thoughtfully, well designed home, which is bright and cheerful due to its Southerly aspect and dual aspect rooms. The downstairs, generous accommodation flows throughout, creating versatile living spaces which are ideal for entertaining and the growing family. The generous Lounge has double doors leading onto the fabulous conservatory to the rear, which overlooks and leads onto the garden. There is a family sized Dining Kitchen which also leads onto the Conservator and, with the added benefit of a separate utility room with Belfast sink.

A downstairs bedroom has the option as a study or formal dining room with use of the downstairs 'Jack 'n' Jill shower room as a private en-suite.

Upstairs, are two generous, dual aspect double bedrooms, one with an en-suite shower room in addition to a separate family shower room.



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Property Summary.

Whilst the property has been maintained to an excellent standard throughout, it would benefit from some cosmetic updating. This presents an exciting opportunity for a purchaser to personalise the home and create a property tailored to their own taste, style and specification.

A gas fired combination central heating boiler serves panelled radiators throughout and a domestic hot water supply, complemented by double glazing, ensuring comfort and economy.

Of particular note, are the most delightful, established gardens which bound the property, creating the most wonderful environment, privacy and security. These gardens house mature fruit trees, colourful flower borders, a lawn and seating areas. A greenhouse, garden shed and summerhouse, add to this tranquil area, ideal for relaxing or entertaining.



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Floor Plans.

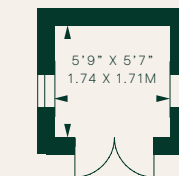
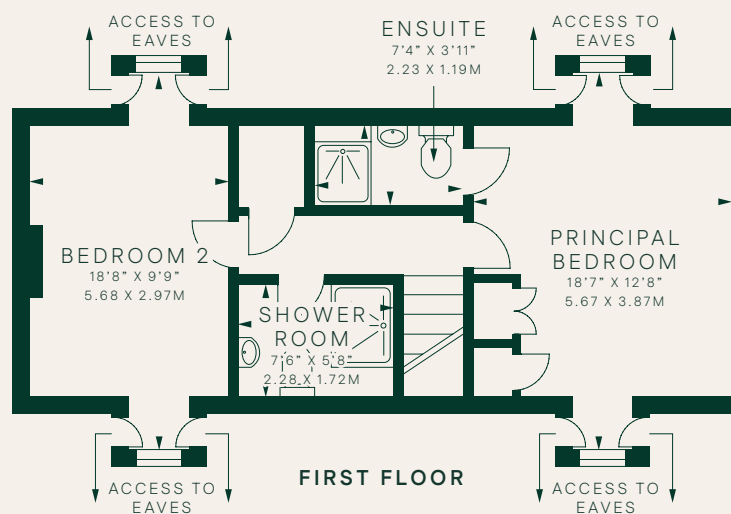
For Illustrative purposes | Not to scale

Approximate Gross internal Area: 1512.5ft² / 140.6m²

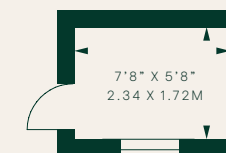
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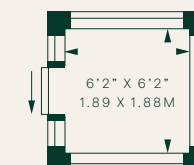
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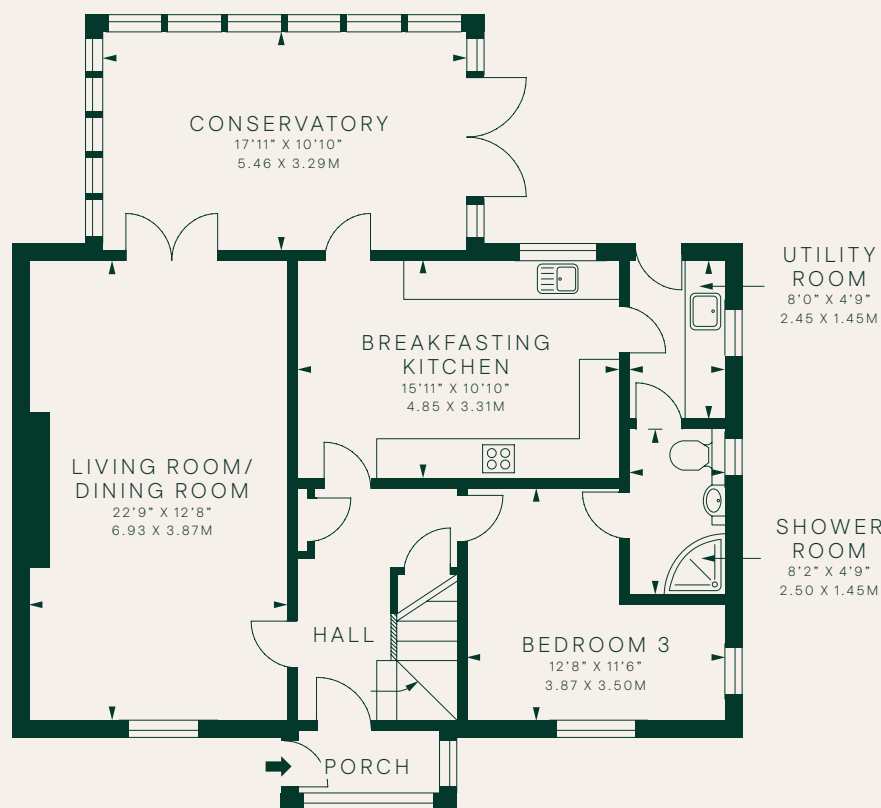
SUMMER HOUSE



SHED



GREENHOUSE



GROUND FLOOR



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Extras

All fitted carpets, blinds, curtains, light fittings, the gas fire (sold as seen), double oven, gas hob, dishwasher, fridge, freezer, greenhouse, garden shed and summerhouse. (Please note: All appliances including the gas fire have not been tested by us, therefore will be sold as seen with no warranty or guarantees as to their working condition).

Parking.

Off street parking for two cars.



Location.

The surrounding steading development is particularly attractive, comprising individually styled homes beneath distinctive red pan-tiled roofs, creating a charming and cohesive village setting.

The location is equally impressive, with the beach, golf course and railway station all close at hand, ensuring residents can enjoy the best of East Lothian's coastal lifestyle with first class commuting by train, bus or car to the surrounding towns and Edinburgh's city centre. This coastline is famous for its world class golf courses, stunning long sandy beaches, rolling open countryside, quaint market towns and villages. Longniddry has a range of specialist shops serving the local community's daily requirements, with supermarkets and high street outlets located within nearby Haddington or North Berwick.

In conclusion, we would highly recommend viewing of this fabulous home.

Contact.

☎ 0131 662 1234

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www.ennovaestateagents.co.uk

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use.

We/our client are under no obligation to accept the highest or any offer.

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