



SIMPSON & MARWICK

13 AMISFIELD PLACE, LONGNIDDRY, EAST LoTHIAN, EH32 0LN

OFFERS OVER £230,000

EPC D

13 AMISFIELD PLACE

13 Amisfield Place is an extended end-terrace bungalow offering flexible two-bedroom accommodation, a private south-facing garden, and a quiet setting within the sought-after coastal town of Longniddry. In good condition throughout, this appealing home provides well-proportioned accommodation with contemporary flooring, gas central heating, and double glazing. The entrance hall leads to a bright living room with excellent natural light and patio doors opening onto the rear garden. The kitchen is fitted with modern units and space for integrated appliances. There is a comfortable double bedroom, while the flexible studio could be used as a second bedroom, dining room, home office, separate living space, or creative room. A bathroom with shower over the bath completes the accommodation. The floored attic provides additional storage.

Externally, the property benefits from a private, enclosed and low-maintenance rear garden with a southerly aspect. Not overlooked, it features a patio area for outdoor seating and entertaining, while adjacent open parkland adds to the sense of space and peacefulness. Residents' parking bays are conveniently located to the front.

Location

Longniddry offers an excellent quality of life with easy access to Edinburgh and is renowned for its village centre, beaches, golf courses, and wildlife. Longniddry Golf Course is within walking distance, with Craighielaw, Aberlady and Gullane golf courses nearby. Local shops are available, with supermarkets in Port Seton and Haddington.



Edinburgh is easily accessed by train from Longniddry Station or by car. Good local schooling is available, alongside private schooling in Haddington, Musselburgh, and Edinburgh.

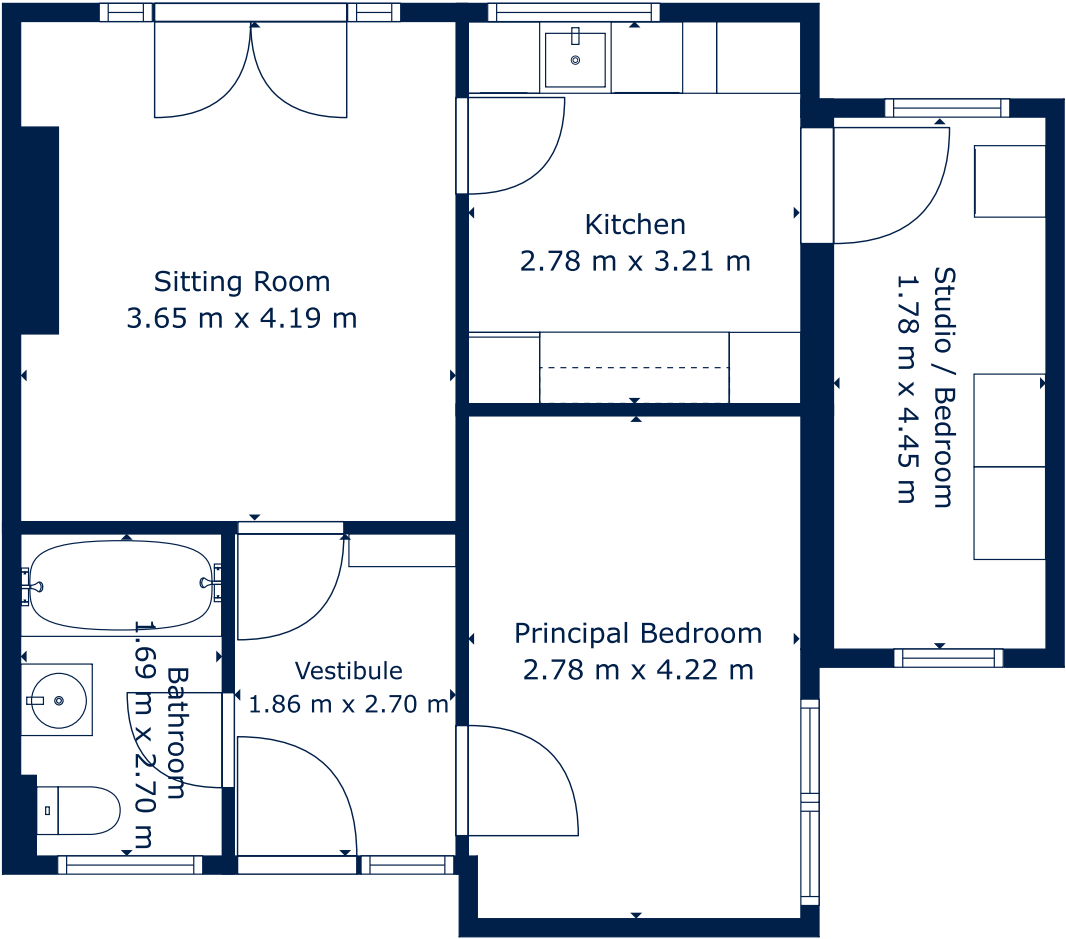
Fixtures and Fittings

All fitted floor coverings, curtains, light fittings, integrated oven, microwave and freestanding dishwasher are included in the sale.

Viewing Details

By appointment, contact Simpson & Marwick.





For Identification purposes only.
Not to scale.

Edinburgh
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