



LONGNIDDRY
VILLAGE

EAST LOTHIAN | BEAUTIFULLY CRAFTED 1, 2, 3, 4, & 5 BEDROOM HOMES

CUSTOMER NOTICE

The plans, illustrations, photography, lifestyle images and dimensions (metric and imperial) included in this brochure are indicative. Floor plans are not to scale. Computer generated images are from an imaginary viewpoint and are designed to portray the development characteristics rather than serve as an accurate description of properties. Whilst every effort has been made to ensure the accuracy of these details, we operate a policy of continuous product development and therefore individual features and specifications may vary at the discretion of Cruden Homes. We reserve the right to make adjustments to house types and consequently these particulars and the contents thereof do not form or constitute a representation warranty, or part of any contract.



Welcome to a world of contrasts

Introducing Longniddry Village Phase 2 – the latest range of traditionally designed and beautifully crafted new dwellings from Cruden Homes. Situated in the heart of East Lothian, this multi-award-winning development enjoys a gorgeous semi-rural setting with direct road and rail links into central Edinburgh, and features a unique blend of apartments, coach houses, bungalows, and family villas. Ranging in size from one to five bedrooms, all properties at Longniddry combine characterful architecture with sleek, contemporary interiors – so whatever you’re looking for in your next dream home, you’ll find it here.

Longniddry Village is a truly unique development and completely different from anything else currently available for sale in central Scotland. The latest phase of 102 traditionally designed homes echoes East Lothian's rich variety of house styles, from apartments to coach houses, terraced, semi-detached and detached villas and bungalows. Here, Cruden Homes is embracing the longstanding vision of the former landowner, Wemyss & March Estates, to create a development which instantly feels part of this historic setting, with clean frontages, traditional features and welcoming streetscapes along each interconnected avenue.

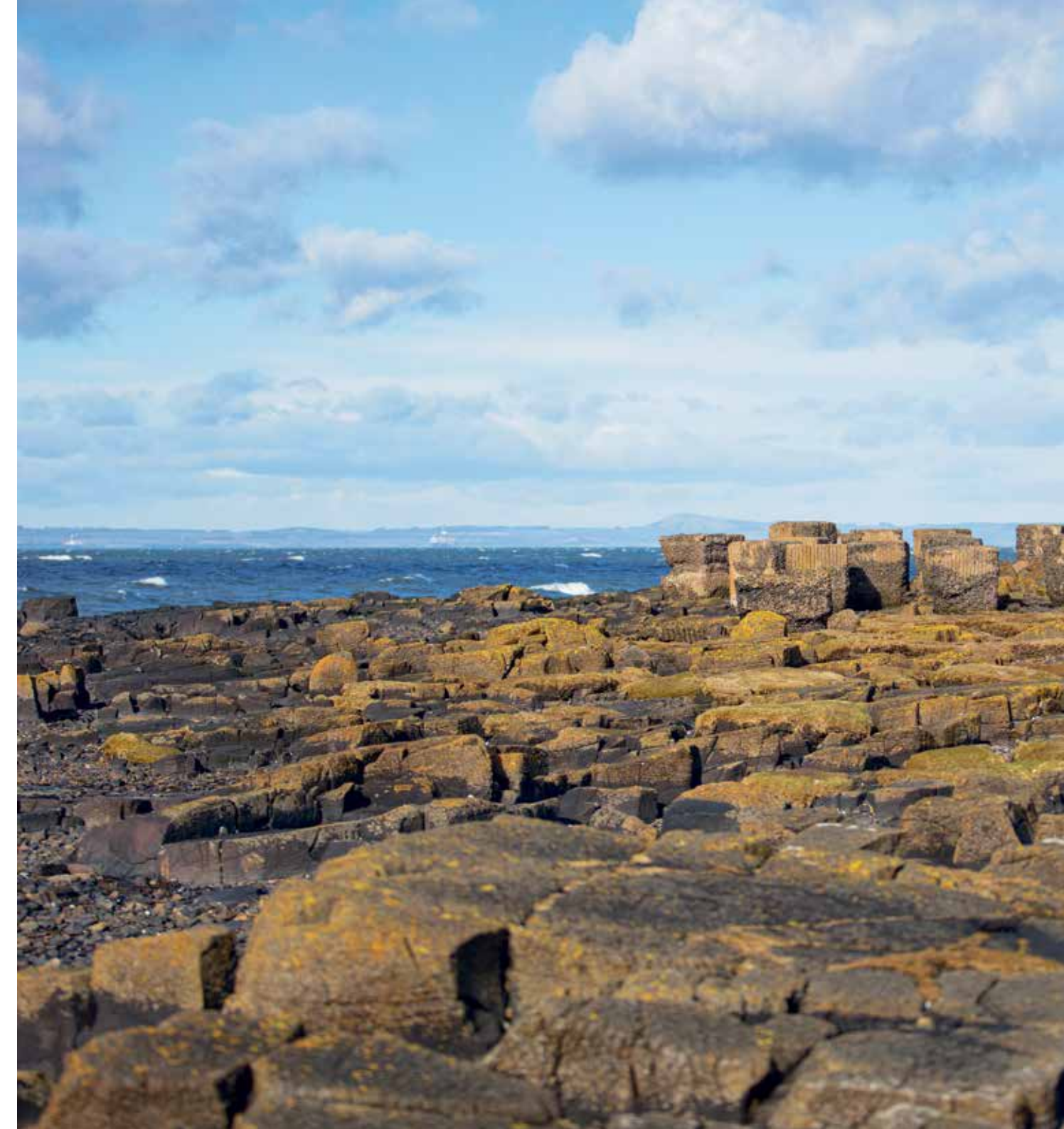
Longniddry Village also benefits from over 80 years of housebuilding expertise by Cruden, combining the highest standards of construction with the latest specifications. Each property has a generous and carefully considered footprint reminiscent of Georgian and Victorian homes, with rear lanes purposely designed to accommodate garages and parking spaces. We've even provided a home for nature, with nesting boxes on selected plots. Everyone deserves a chance to live in such unspoiled surroundings.





The village of Longniddry itself occupies an enviable costal position just ten miles outside Edinburgh. With a golden sandy beach, this affluent setting feels a world away from the hustle and bustle of Scotland's capital. Yet the A1 offers seamless links into the city by car, or using one of the local bus routes. Longniddry Station has direct rail services into Edinburgh Waverley, taking just 19 minutes, and the development features a dedicated footpath leading to the station.

In many respects, Longniddry resembles Edinburgh in miniature, from its stone-built cottages to its sense of community. There are plenty of amenities here too, from a primary school and community centre to a doctors' surgery, dentist and vet.

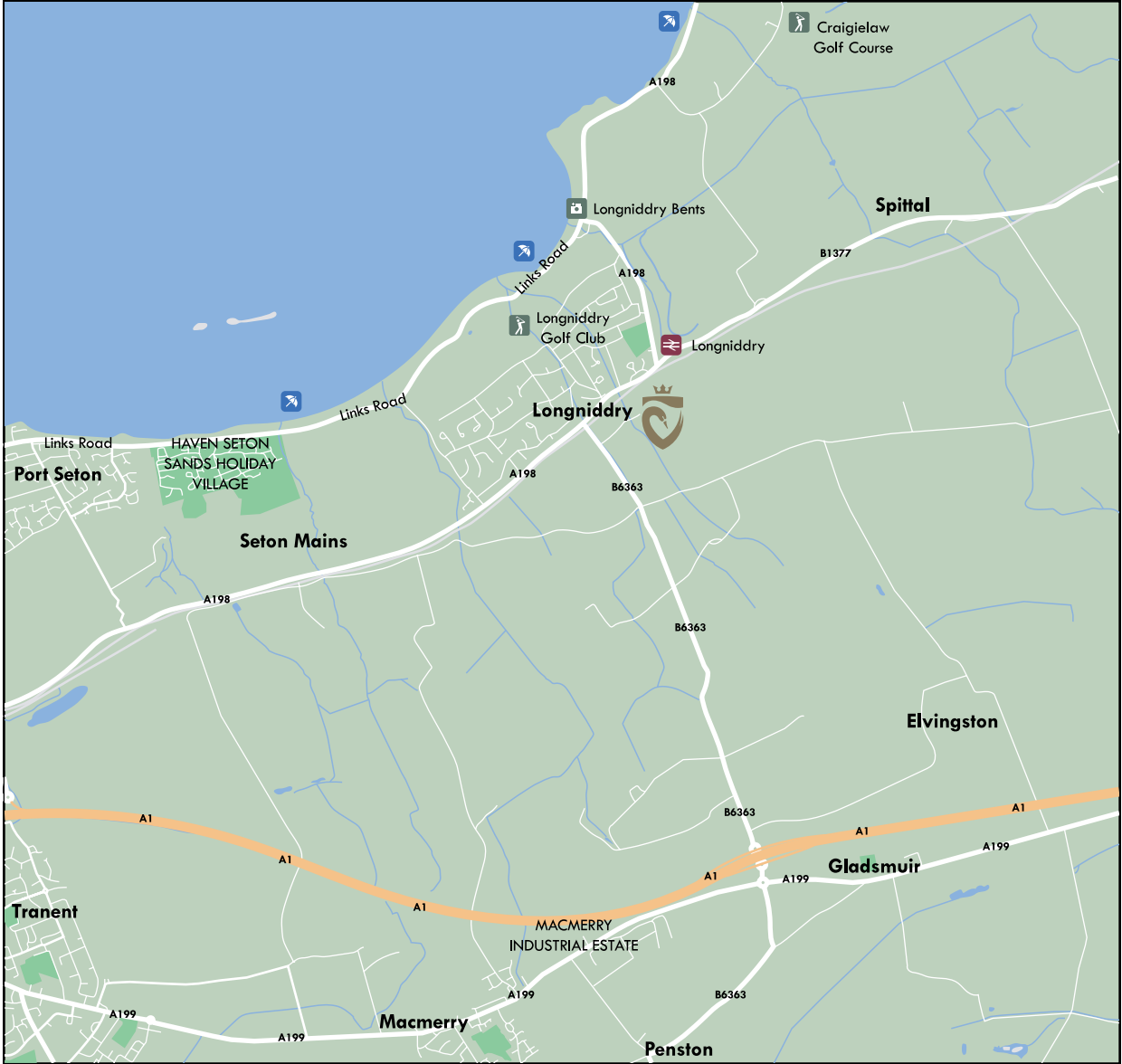




Leisure pursuits are a cornerstone of life in East Lothian, and Longniddry has its own bowling and tennis clubs, while its golf club enjoys panoramic aspects across the Firth of Forth towards Fife. Other famous courses along Scotland's Golf Coast include Kilspindie, Gullane, Craigielaw and Luffness and of course, the Open Championship venue at Muirfield.

East Lothian is officially renowned as one of Scotland's sunniest regions, making this the perfect place to enjoy outdoor activities, from beach walks to wildlife spotting. The Gosford Estate outside Longniddry is home to deer and wild boar, and it also hosts an equestrian centre offering woodland horse riding for the whole family.

Truly, this is a picturesque setting offering the very best work/life balance.



Longniddry Village, Longniddry, East Lothian (off B6363)

Location

Beautiful homes, perfectly located for a balanced lifestyle

Journey times from Longniddry Village:

Longniddry train station – 10 mins 🚶

Village amenities – 7 mins 🚶

Beach – 5 mins 🚗 or 20 mins 🚶

Edinburgh – 19 mins 🚆 or 27 mins 🚗

North Berwick – 14 mins 🚆 or 19 mins 🚗

A1 – 5 mins 🚗

Please note all times are approximate and for indication only.





Computer Generated Image – A typical street scene at Longniddry Village. Image is for representation purposes only.



Computer Generated Image – A typical bedroom at Longniddry Village. Image is for representation purposes only.



LONGNIDDRY VILLAGE, EAST LOTHIAN

- The Bower**
3 BEDROOM SEMI-DETACHED VILLA
- The Gosford**
3 BEDROOM SEMI-DETACHED VILLA
- The Drummore**
3 BEDROOM MID TERRACED/END TERRACED OR SEMI-DETACHED VILLA
- The Barnes**
3 BEDROOM MID TERRACED/END TERRACED VILLA
- The Brunton**
3 BEDROOM END TERRACED VILLA
- The Elphinstone**
3 BEDROOM END TERRACED VILLA
- The Huntington**
4 BEDROOM SEMI-DETACHED VILLA
- The Hamilton A**
4 BEDROOM DETACHED/SEMI-DETACHED VILLA
- The Kingston**
5 BEDROOM SEMI-DETACHED/DETACHED TOWNHOUSE
- The Auldham**
2 BEDROOM DETACHED/SEMI-DETACHED BUNGALOW
- The Bankton A**
2 BEDROOM COACH HOUSE

- The Stenton**
2 BEDROOM APARTMENT
- The Morham**
1 BEDROOM APARTMENT
- The Fidra**
1 BEDROOM APARTMENT
- The Garvald**
1 BEDROOM APARTMENT
- The Donally**
1 BEDROOM APARTMENT

Affordable Housing

CUSTOMER NOTICE

The development layout is for illustrative purposes only. It does not purport to show the provisions for private and public open landscaping, final road or footpath patterns, surface or boundary treatments, parking provisions, street lighting or the exact position or size of individual plots. These features may, on occasion, change as the development progresses. Please ask the sales advisor for current details prior to reservation.

A number of new homes on this development may have been designated as affordable as part of the planning consent. Affordable properties will be clearly identified on the development plan and are not available for sale. Remaining plots are available for sale on the open market, to private individuals or other types of purchasers. This includes RSLs, Local Authorities or Investors, who may purchase more than one property. The mix of tenures on this development may therefore be subject to change. Please speak to your sales executive for more information.





Specification

Our designs acknowledge the past, but every home at Longniddry Village is built for the future. A wildlife corridor has been incorporated into the estate's design to maintain permanence for smaller local residents, while renewable technologies like photovoltaic panels are set flush into rooflines to minimise their visual impact. Even garages are future proofed with cabling for electric vehicle charging points (optional fitted systems available on request).

All homes at Longniddry Village will also enjoy a carefully considered internal specification, featuring premium German kitchens with Siemens integrated appliances, designer tiling and chic white sanitaryware.

What's more, homebuyers can choose from a range of finishes and optional extras*, ensuring individual tastes are catered for.

*subject to build stage

KITCHEN

- Designer German kitchens in a range of finishes
- Laminate worktop with upstand (solid surface upgrade available)
- Under unit lighting
- Hansgrohe chrome mixer tap
- Stainless steel sink
- Siemens integrated electric single oven
- Siemens integrated microwave (4 & 5 bedroom properties only)
- Siemens 4 burner induction hob
- Siemens integrated fridge freezer
- Siemens integrated dishwasher (optional upgrade in apartments and coach houses)
- Siemens telescopic extractor (venting hob to peninsula locations and chimney hood style to coach houses and apartments – see house type specific plans)
- Bosch freestanding washer/dryer (apartments and coach houses only)

*Please consult the sales advisor for plot specific kitchen plans and specifications as these vary by house type.

BATHROOM /EN-SUITE

- Stylish white sanitaryware by Vitra
- Chrome brassware by Vado
- Ambiance Bain vanity unit in a choice of sleek finishes to principal en-suite (or bathroom where no en-suite)
- Designer ceramic tiles in a range of finishes
- White heated towel rail
- Thermostatic shower and generous enclosure (en-suite and selected bathrooms – per plans)
- Thermostatic shower over bath and screen (where no en-suite or separate enclosure)

ELECTRICAL, HEATING & LIGHTING

- Brushed chrome sockets/switches above worktops in kitchen
- White socket/light switches elsewhere
- Digital TV outlets per plans
- Openreach Fibre to Home
- Duct for future installation of EV charger provided to garage or private drive/parking bay
- Photovoltaic panels
- Gas central heating system with programmable controls
- Individually controlled TRVs

LIGHTING

- Low voltage matt white downlighters to kitchen
- Matt white downlights to bathroom and en-suite
- Pendant light fittings elsewhere

DECORATION/FIXTURES & FITTINGS

- White emulsion throughout
- White gloss to woodwork
- White solid core vertical panelled pass doors
- Satin chrome ironmongery
- Fitted wardrobes (to match pass doors) to principal bedroom, with internal shelf and hanging rail

EXTERNAL

- PIR sensor lantern style lamp to front door
- Light to side or rear entrances
- Turf or shrub planting to front garden - per landscape plans
- Boundary treatments - per plans
- Rear garden rotovated
- External tap to houses

A wide range of choices and optional extras is available, subject to build stage at time of reservation. Please speak to the sales advisor for further information.



The Drummore

3 BEDROOM MID TERRACED/END TERRACED
OR SEMI-DETACHED VILLA

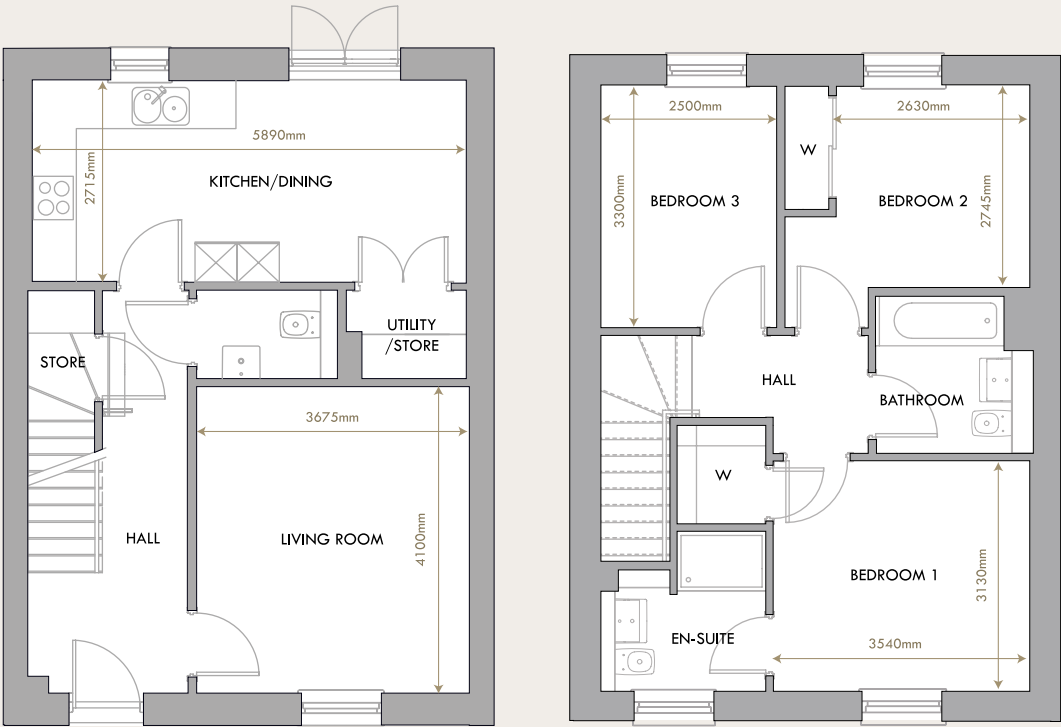
MID-TERRACED PLOTS 4, 5, 17, 33, 34, 98, 99,
113, 114, 130, 140
END-TERRACED PLOTS 3, 6, 16, 18, 32, 35, 97,
100, 129, 131, 139, 141
SEMI-DETACHED PLOTS 132 AND 133



TOTAL FLOOR AREA 97.8sqm | 1053sqft

- Generous open plan kitchen/dining opening to garden
- Separate living room
- Principal bedroom with en-suite and walk-in wardrobe

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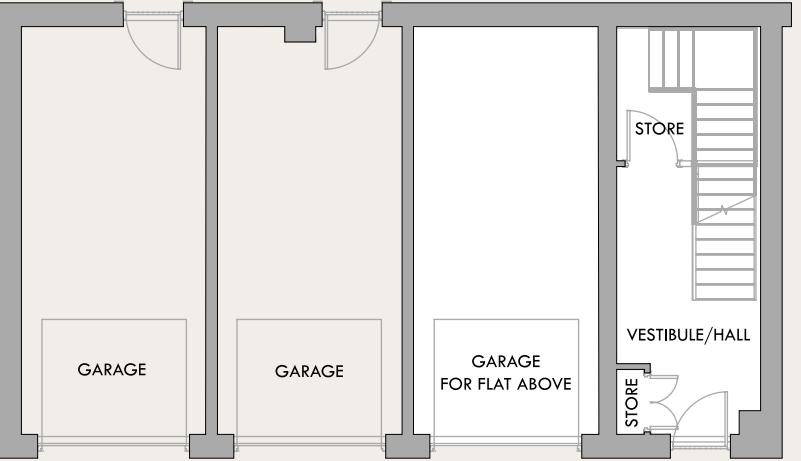


GROUND FLOOR PLAN

FIRST FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

The Bankton A

2 BEDROOM COACH HOUSE

PLOTS 36, 37, 102 AND 105



TOTAL FLOOR AREA 97.13sqm | 1045sqft

- Spacious open plan kitchen/dining/living area
- Dedicated homeworking/study area
- Principal en-suite

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The Huntington

4 BEDROOM SEMI-DETACHED VILLA

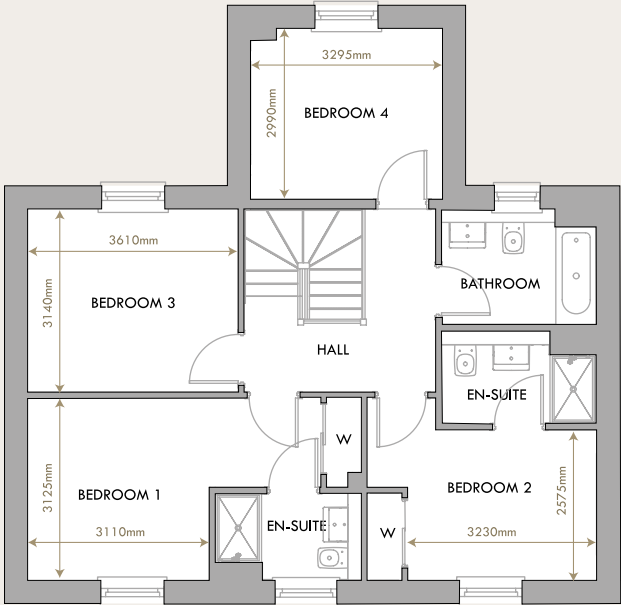
SEMI-DETACHED PLOTS 1, 29, 31, 39, 41, 94, 136, 138, 143



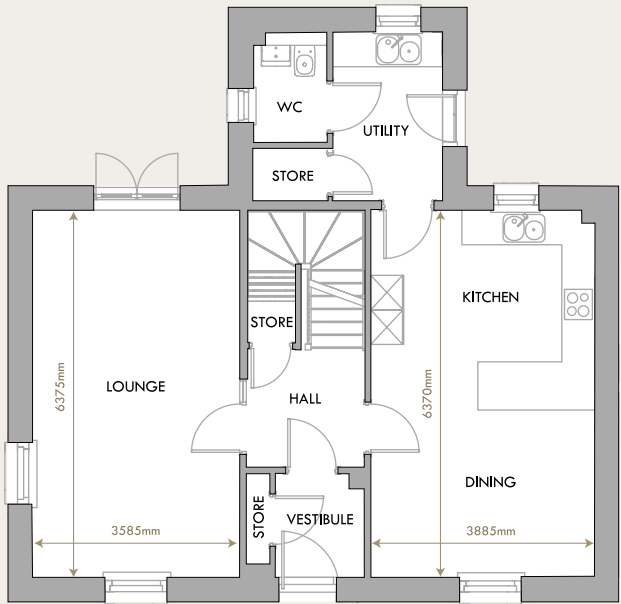
TOTAL FLOOR AREA 145.04sqm | 1561sqft

- Spacious open plan kitchen/dining room
- Separate triple aspect living room
- En-suite to principal bedroom and bedroom 2

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FIRST FLOOR PLAN



GROUND FLOOR PLAN

The Hamilton A

4 BEDROOM DETACHED/SEMI-DETACHED VILLA

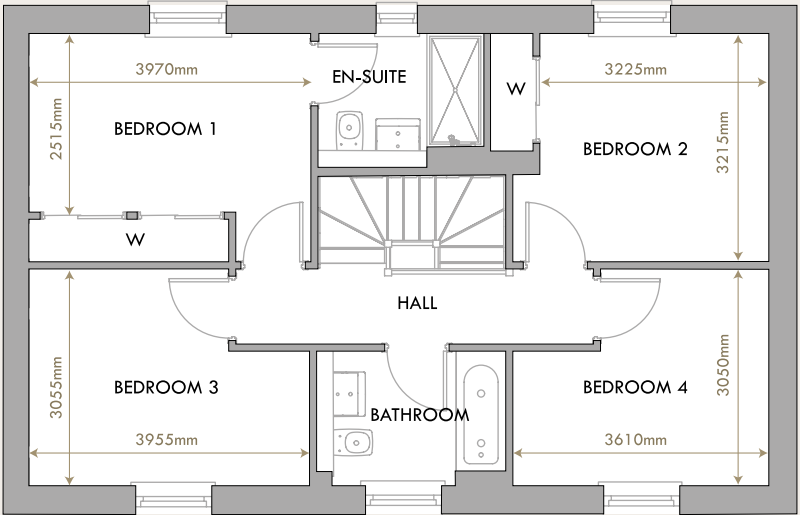
SEMI-DETACHED PLOTS 2, 28, 30, 38, 40, 93, 135, 137, 144
DETACHED PLOT 134



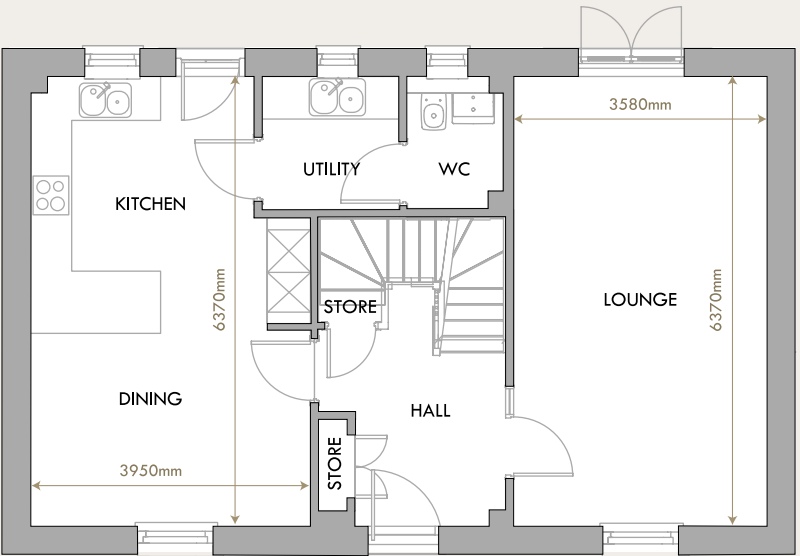
TOTAL FLOOR AREA 133.14sqm | 1433sqft

- Superb family home
- Open plan kitchen/dining area
- Spacious dual aspect living room
- Four generously proportioned bedrooms with principal en-suite

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FIRST FLOOR PLAN



GROUND FLOOR PLAN

The Kingston

5 BEDROOM SEMI-DETACHED/DETACHED TOWNHOUSE

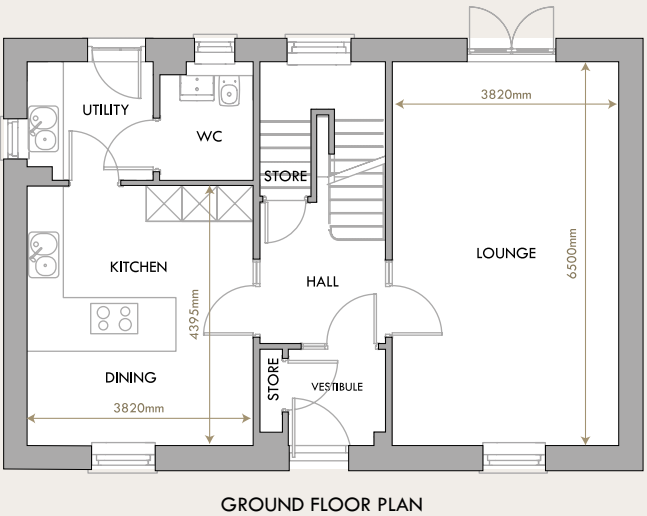
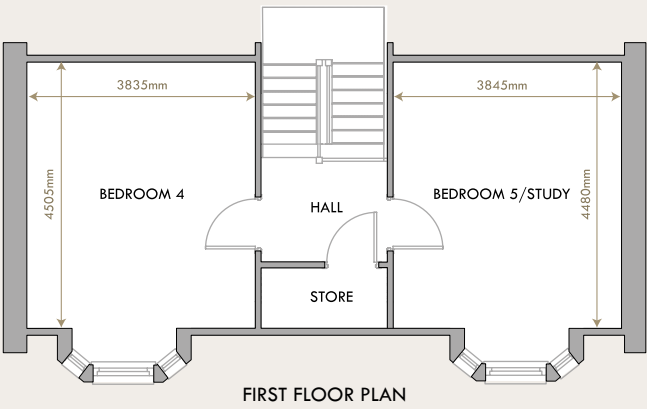
SEMI-DETACHED PLOTS 95 AND 96
DETACHED PLOT 142



TOTAL FLOOR AREA 171sqm | 1841sqft

- Two zone heating system
(with upper floor thermostat located in hall)
- Open plan kitchen/dining with separate utility
- Separate generous living room
- Generous principal bedroom with en-suite

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The Auldhame

2 BEDROOM DETACHED/SEMI-DETACHED BUNGALOW

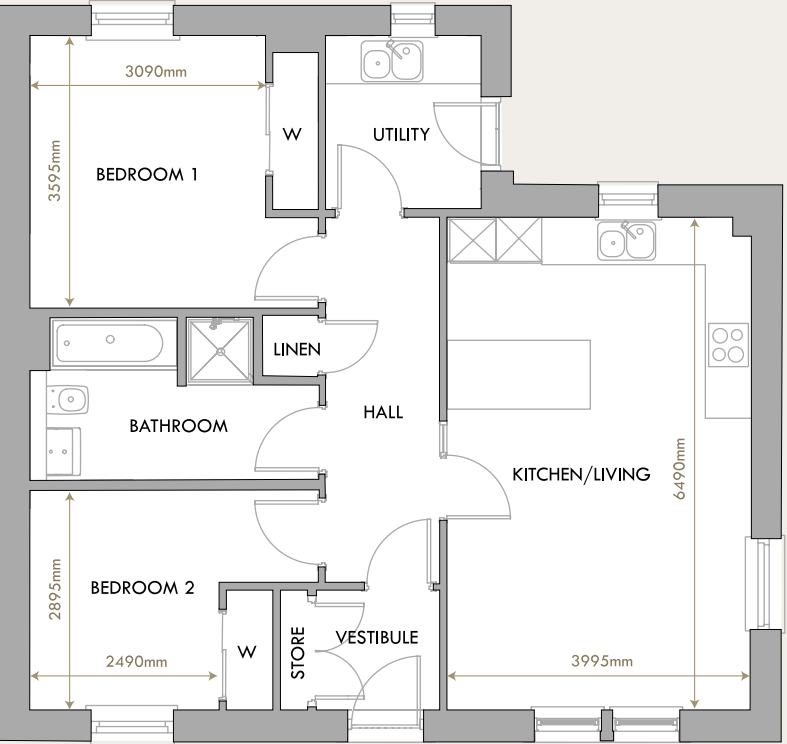
SEMI-DETACHED PLOTS 147, 148, 149, 150
DETACHED PLOT 101



TOTAL FLOOR AREA 75.95sqm | 818sqft

- Expansive open plan kitchen/living area
- Ample storage space
- Sizeable family bathroom with bath and separate shower enclosure

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The Barnes

3 BEDROOM MID TERRACED/END TERRACED VILLA

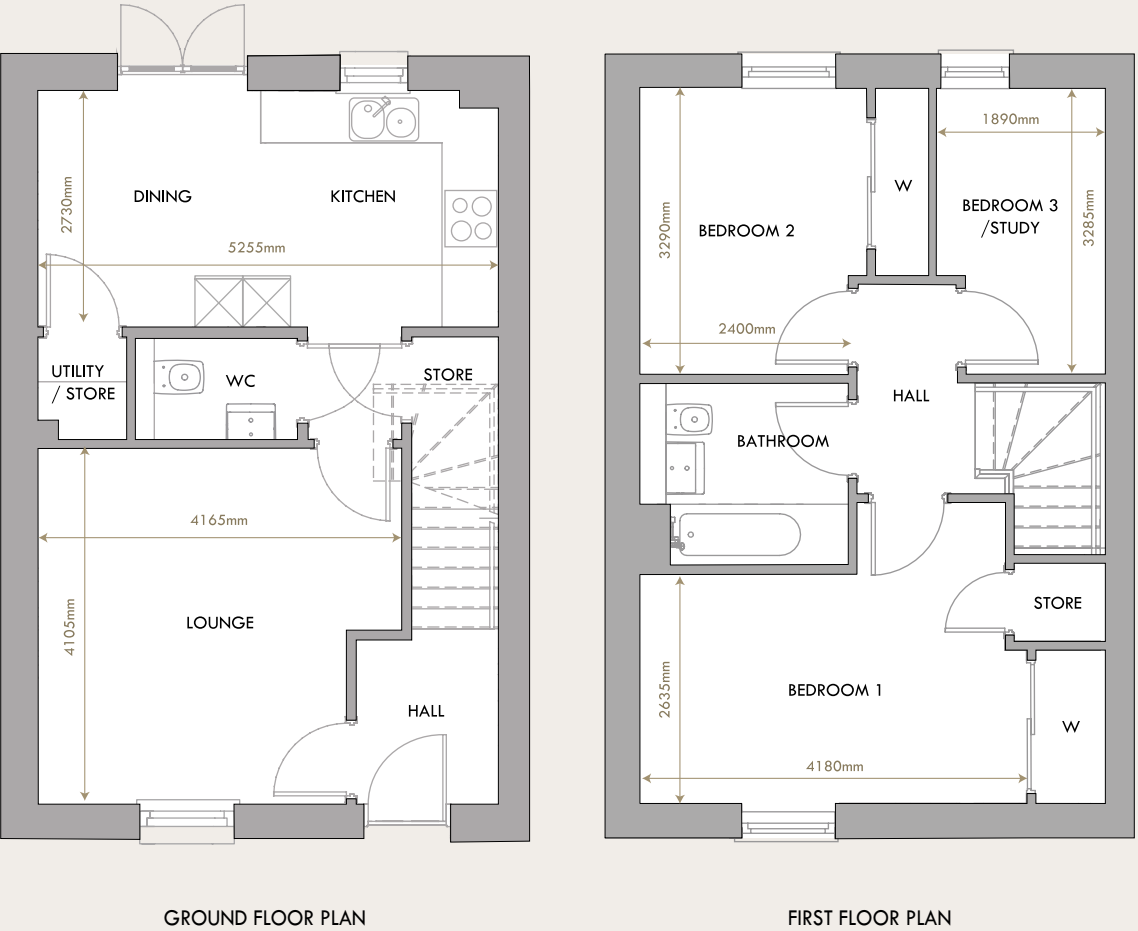
MID-TERRACED PLOTS 89, 90, 91, 107, 108, 109, 110, 117, 118
END-TERRACED PLOTS 106, 111, 116, 119



TOTAL FLOOR AREA 87.2sqm | 939sqft

- Spacious open plan kitchen/dining area with a utility room
- Additional separate lounge room
- Dedicated homeworking/study area or third bedroom

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The Bower

3 BEDROOM SEMI-DETACHED VILLA

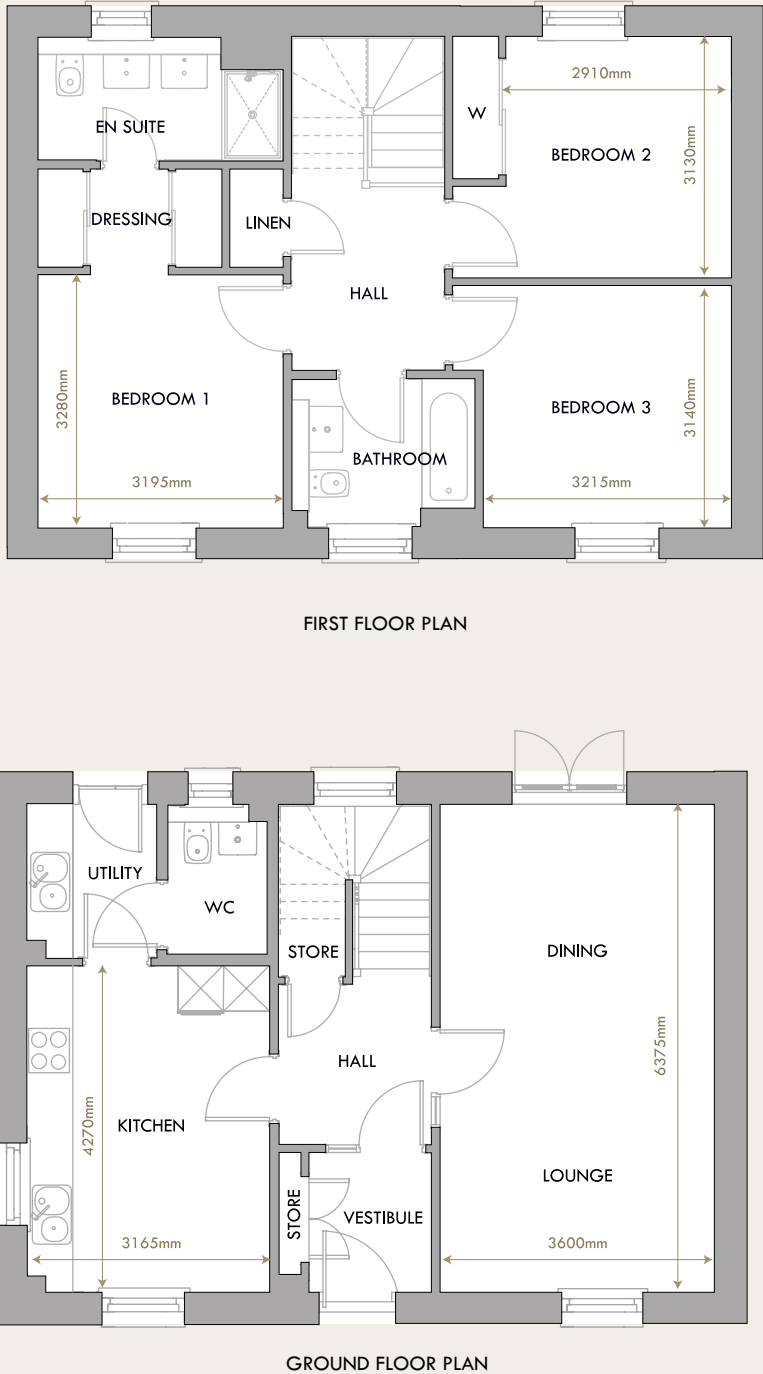
PLOT 146



TOTAL FLOOR AREA 114.76sqm | 1235sqft

- Open plan lounge/dining room with garden access
- Separate kitchen with utility room
- Principle bedroom with walk through dressing area and en-suite

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The Brunton

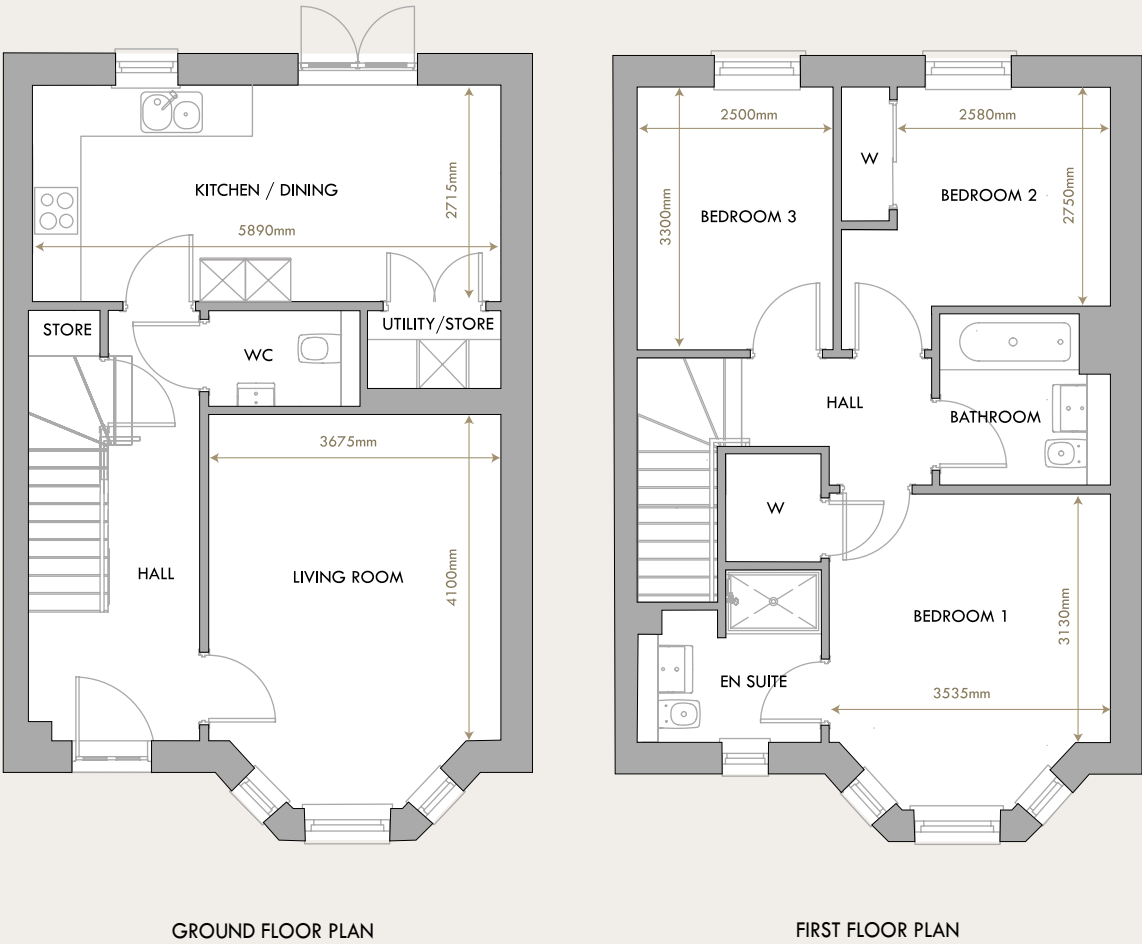
3 BEDROOM END TERRACED VILLA
END TERRACED PLOTS 88 AND 92



TOTAL FLOOR AREA 90sqm | 969sqft

- Open plan kitchen/dining leading to rear garden
- Separate well proportioned living room
- Additional downstairs WC

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The Elphinstone

3 BEDROOM END TERRACED VILLA
END-TERRACED PLOTS 112 AND 115



TOTAL FLOOR AREA 101.5sqm | 1093sqft

- Elegant exterior
- Large open plan kitchen and dining area with separate utility room
- Principal bedroom with en-suite

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The Gosford

3 BEDROOM SEMI-DETACHED VILLA

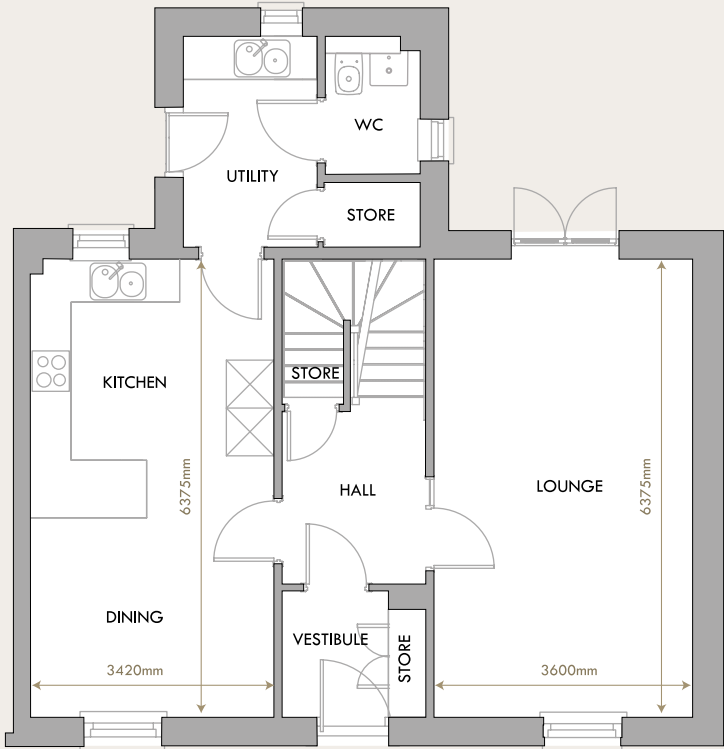
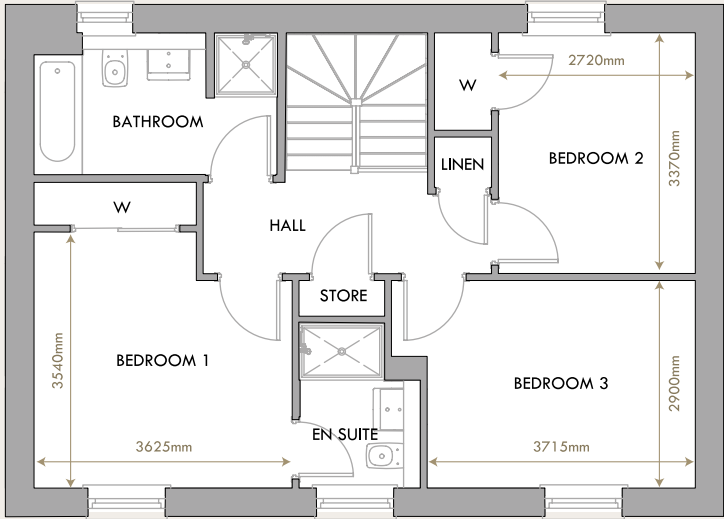
PLOT 145



TOTAL FLOOR AREA 128.23sqm | 1380sqft

- Principal en-suite
- Flexible family living space with separate lounge and utility room leading to garden
- Sizeable family bathroom with bath and separate shower enclosure

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The Stenton

2 BEDROOM APARTMENT

GROUND, FIRST AND SECOND FLOOR APARTMENT
PLOTS 7, 9, 10, 12, 13, 15, 19, 21, 22, 24, 25, 27, 120, 122, 123, 125, 126, 128



TOTAL FLOOR AREA 75.84sqm | 816sqft

- Spacious open plan kitchen and living room/family area
- En-suite to master bedroom
- Ample storage areas

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The Morham

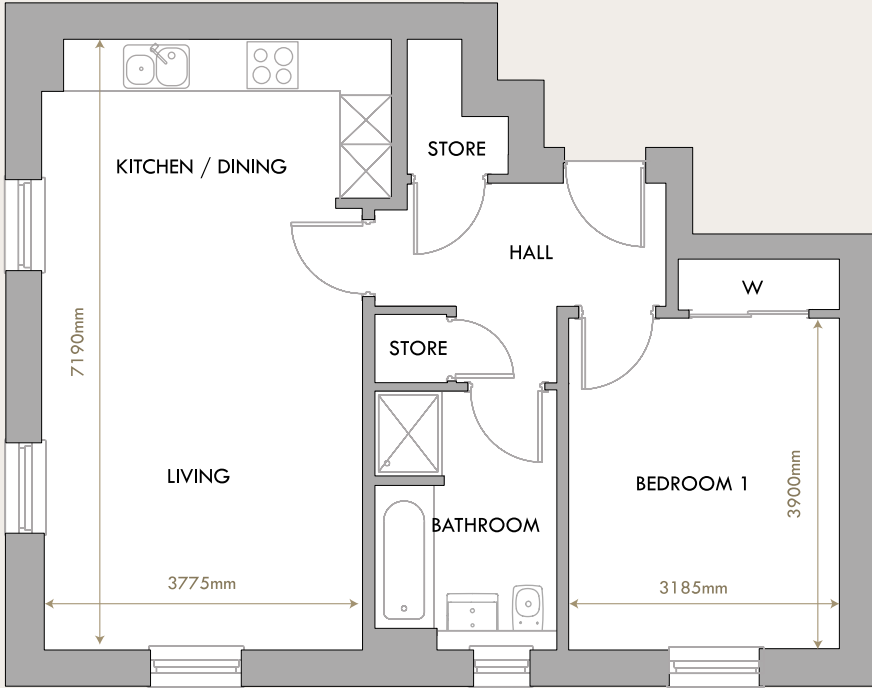
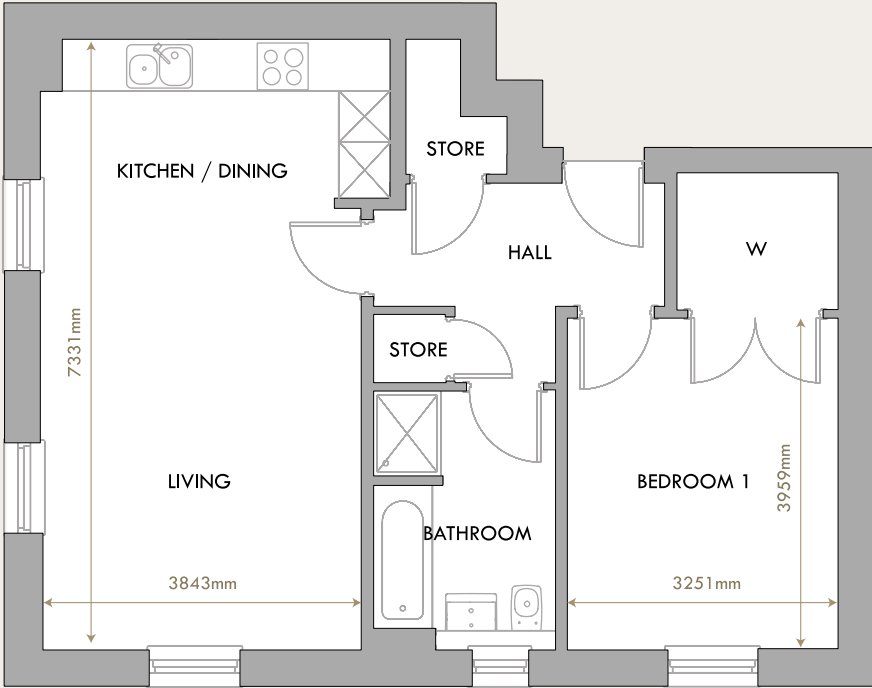
1 BEDROOM APARTMENT
FIRST AND SECOND FLOOR APARTMENT
PLOTS 11 AND 14



TOTAL FLOOR AREA 60.83sqm | 655sqft

- Spacious open-plan kitchen, living and dining room
- Large bathroom with bath and separate shower enclosure
- Ample storage with walk-in wardrobe to bedroom

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The Fidra

1 BEDROOM APARTMENT
GROUND FLOOR APARTMENT PLOT 8



TOTAL FLOOR AREA 58.75sqm | 632sqft

- Spacious open-plan kitchen, living and dining room
- Family bathroom with bath and separate shower enclosure
- Ample storage

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The Garvald

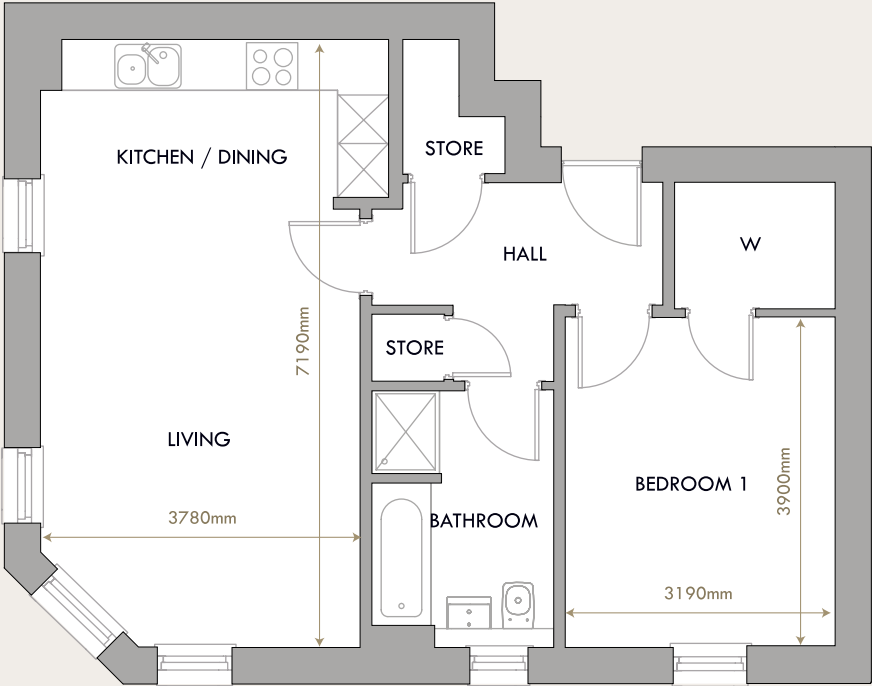
1 BEDROOM APARTMENT
FIRST AND SECOND FLOOR APARTMENT
PLOTS 23, 26, 124, 127



TOTAL FLOOR AREA 60.18sqm | 648sqft

- Spacious kitchen/dining and living room with corner windows
- Large bathroom with bath and separate shower enclosure
- Ample storage with walk-in wardrobe to bedroom

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The Donally

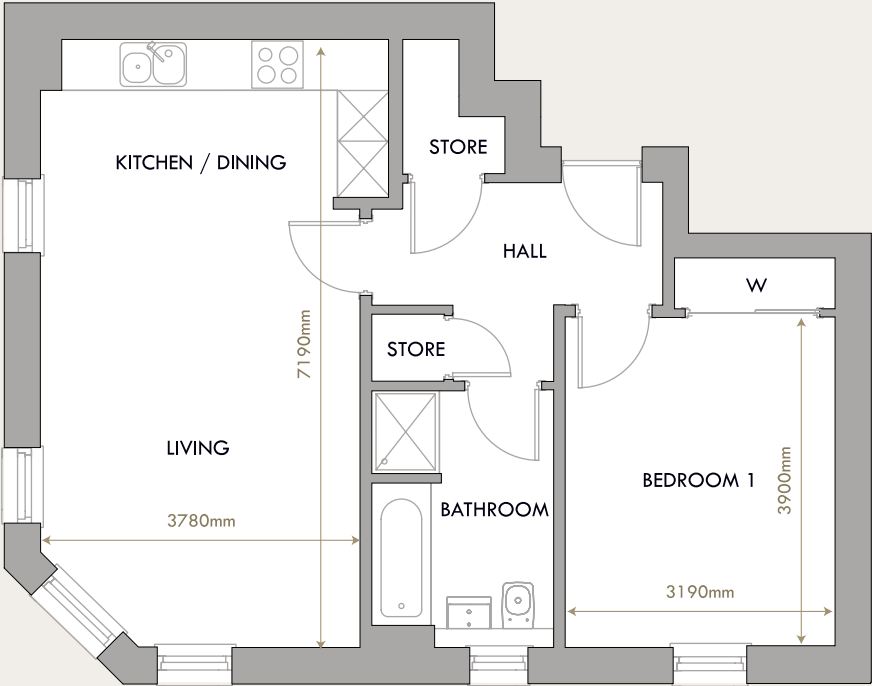
1 BEDROOM APARTMENT
GROUND FLOOR APARTMENT PLOTS 20 AND 121



TOTAL FLOOR AREA 58.35sqm | 628sqft

- Spacious kitchen/dining and living room with corner windows
- Large bathroom with bath and separate shower enclosure
- Ample storage

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Computer Generated Image – A typical living room at Longniddry Village. Image is for representation purposes only.





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Cruden Homes Ltd operates a principle of continual product development and the specifications outlined in this brochure are indicative only. The specifications (both external and internal) of houses and apartments is correct at the date of print (June 2024) but may be subject to change as necessary and without notice. Cruden Homes Ltd reserves the right to implement changes to the specifications both internally and externally without warning. Whilst these particulars are prepared with all due care and attention for the convenience of potential purchasers, the information is intended as a guide only. The computer-generated images provide an indication of the finish of a typical property or street scene and do not necessarily represent the exact finish of a particular property on this development. Images may contain chargeable upgrades and furniture or finishes which are not available to buy. Floor plans are not to scale. Floor plans, dimensions and specifications are correct at the time of print. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the sales adviser for the most up-to date information. Nothing contained in this brochure shall constitute or form part of any contract. All information contained in this brochure is correct at time of going to print (June 2024).



Longniddry Village Showhome & Sales Office
10 Coal Road
Longniddry
East Lothian
EH32 0FP

Tel: 01875 666002
E: longniddryvillage@crudenhomes.co.uk

