



GILSON GRAY

LAW • PROPERTY • FINANCE

2 MANOR PLACE,
Aberlady, East Lothian, EH32 0RB



This two/three-bedroom duplex apartment is part of an early nineteenth-century C-listed building, which has a convenient location by the High Street in the sought-after coastal village of Aberlady. The spacious home is decorated in light neutral tones, featuring two reception areas and generous storage facilities. It is a wonderful residence for anyone seeking to be close to the sea, within easy reach of East Lothian's beautiful sandy beaches and picturesque countryside. Furthermore, it is still within swift commuting distance of the capital, which can be reached in roughly 35 minutes by car.

Extras: a gas cooker, a fridge/freezer, a dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition. The mirrored wardrobes and dining room furniture can also be included if desired.

FEATURES

- Traditional duplex apartment
- On the 1st and 2nd floor of a C-listed building
- In the Aberlady conservation area
- Welcoming hall with storage
- Southerly-facing living room
- Dining room with storage
- Well-appointed kitchen
- Versatile office/third bedroom
- Two double bedrooms
- Three-piece shower room
- Access to eaves storage
- Mature private rear garden
- Two shed, a store, and a greenhouse
- Unrestricted on-street parking
- EPC Rating D
- Council Tax Band D







"A TRADITIONAL DUPLEX APARTMENT WITH TWO RECEPTION ROOMS AND THREE BEDROOMS, PROVIDING A RELAXED COASTAL LIFESTYLE"





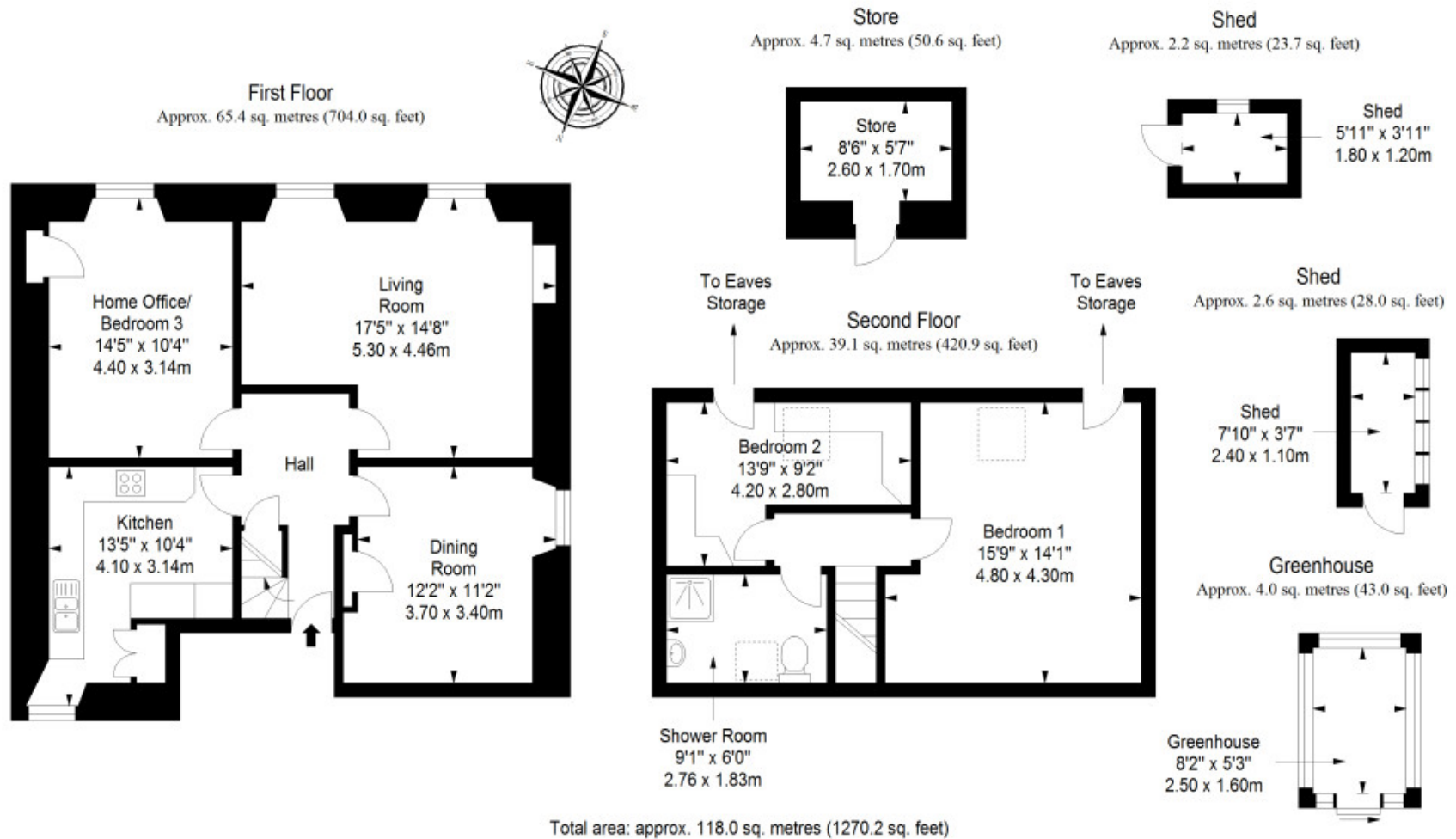
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481





GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
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EAST LOTHIAN

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01620 893 481



DUNDEE

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BORDERS

01890 880 008



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