



GILSON GRAY

LAW • PROPERTY • FINANCE

1 THE MALTINGS,
Aberlady, Longniddry, EH32 0SD



This charming ground-floor apartment is a two-bedroom residence, which offers a relaxed coastal lifestyle in the highly sought-after village of Aberlady. It forms part of a B-listed (late-18th to early 19th-century) former granary that has been converted to high standards. The home enjoys attractive décor throughout, as well as modern fixtures and fittings, including a quality kitchen and shower room. Close to stunning beaches and beautiful open countryside, the property will be in high demand across a broad spectrum of buyers.

Extras: integrated kitchen appliances (oven, ceramic hob, fridge/freezer, and 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.

FEATURES

- Stylish ground-floor apartment
- Part of a B-listed building
- In the Aberlady conservation area
- Near the coast and countryside
- Elegant interior design throughout
- Central hall with two cupboards
- Well-proportioned living room
- Contemporary dining kitchen
- Two bedrooms with wardrobes
- Modern three-piece shower room
- Communal garden and drying area
- Private residents' parking
- EPC Rating D
- Council Tax Band D







"A STYLISH APARTMENT
WITHIN A B-LISTED
BUILDING, SITUATED IN THE
HIGHLY SOUGHT-AFTER
COASTAL VILLAGE OF
ABERLADY"





EPC RATING:



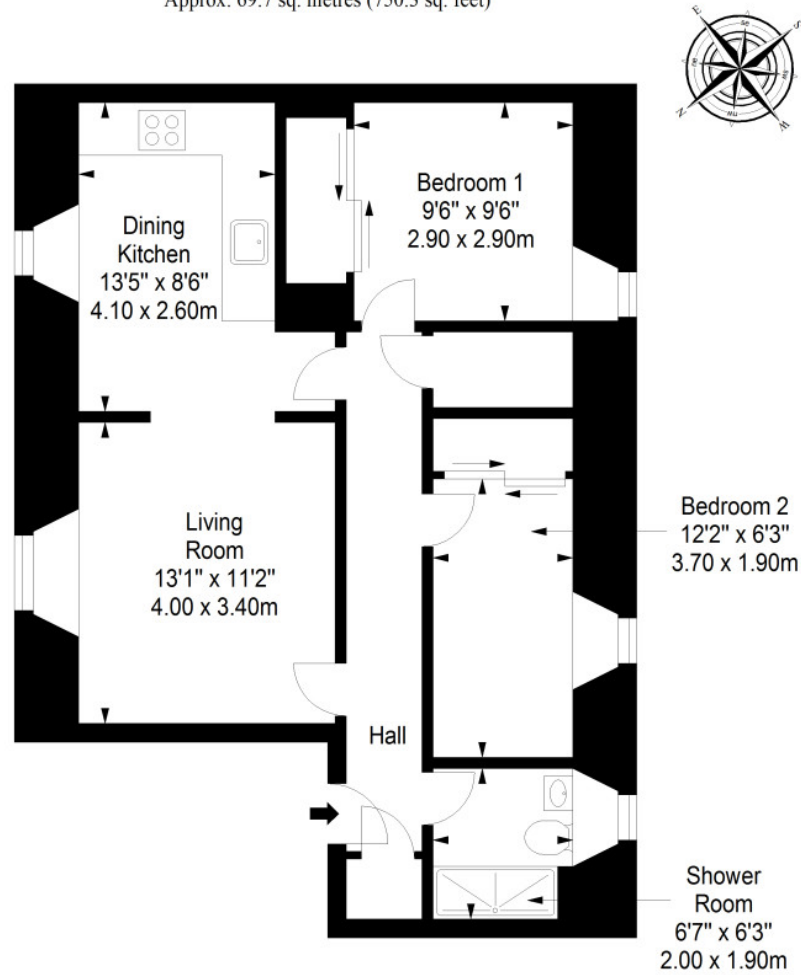
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481

Ground Floor

Approx. 69.7 sq. metres (750.3 sq. feet)



Total area: approx. 69.7 sq. metres (750.3 sq. feet)



GILSONGRAY.CO.UK

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BORDERS

01890 880 008



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