


COULTERS[®]

6 KIRK ROAD

ABERLADY, EAST LOTHIAN, EH32 0RJ

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Charming 2 bed semi detached bungalow located in the heart of the popular village of Aberlady. The accommodation comprises a welcoming hallway, bright sitting room to front with open outlook, two double bedrooms both with excellent storage, shower room, kitchen with a selection of light coloured units and integrated appliances and a conservatory to the rear accessed from the kitchen.

The property benefits from front and rear gardens, driveway parking and a single garage. The generous rear garden has been designed for ease of maintenance and there is an excellent selection of mature shrubs, a shed, brick outbuilding, greenhouse and access to the garage.

KEY FEATURES

-  Charming semi detached bungalow
-  Two double bedrooms with storage
-  Large gardens with mature shrubs
-  Driveway and single garage
-  Located in the sought after village of Aberlady
-  Excellent local amenities nearby



THE LOCAL AREA

Aberlady is a sought after village situated on the Coast in the popular County of East Lothian. The village has excellent amenities including a Margiotta store, Gosford Farm shop, post office and the Ducks Inn. There are good links to the larger villages of Gullane and Longniddry with further amenities and easy access to Edinburgh by train from Longniddry. The wonderful and unspoilt bay provides ample opportunity for walks and the headquarters of the Scottish Ornithologists Club is in the village. The golfer is well served with Craigiellaw, Kilspindie, Luffness and Gullane courses providing ample opportunities to enjoy the sport. A Primary School in the village is within walking distance and the village is within the catchment for the renowned North Berwick High School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar and Loretto in Musselburgh as well as a variety of choices in Edinburgh. The village is popular with families and older resident and provides an attractive way of life for all.

EXTRAS

All curtains, blinds, light fittings, fitted flooring and integrated appliances are included in the sale price together with the greenhouse and shed in the garden.

GET IN TOUCH



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Kirk Road,
Aberlady,
East Lothian, EH32 0RJ



SquareFoot

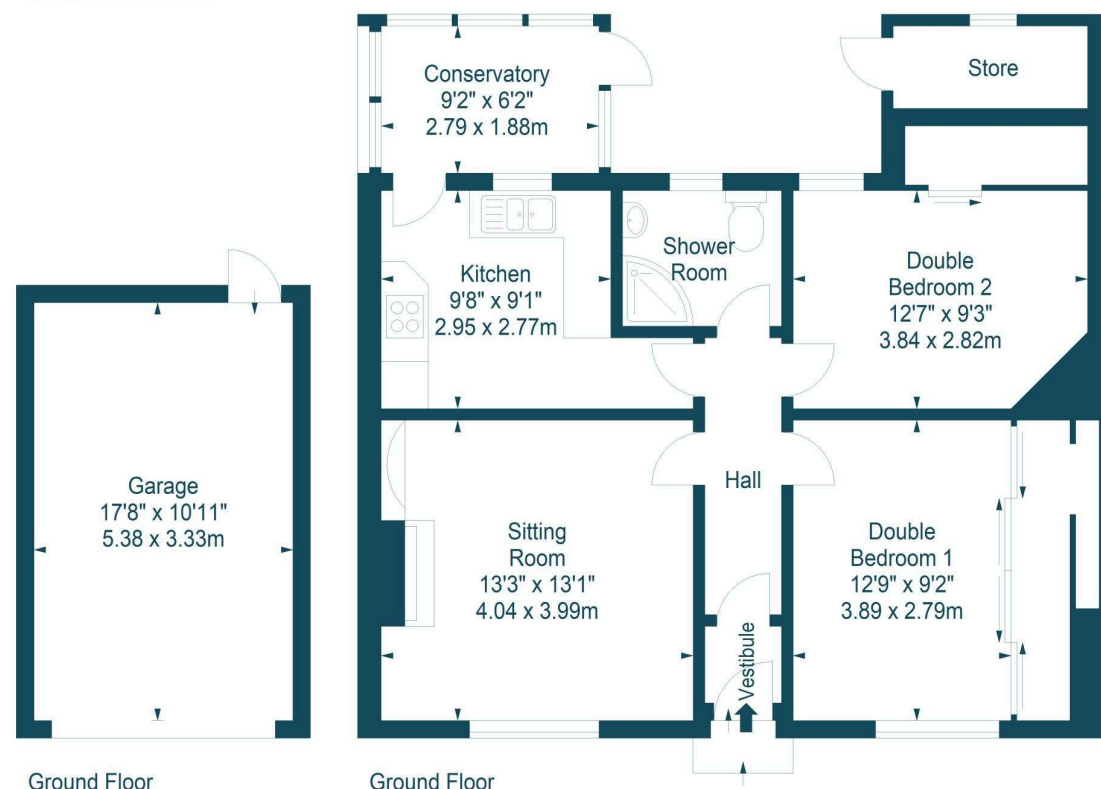
Approx. Gross Internal Area
793 Sq Ft - 73.67 Sq M
(Including Store)

Garage

Approx. Gross Internal Area
195 Sq Ft - 18.12 Sq M

For identification only. Not to scale.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.