

COULTERS[©]

16 MEADOWSIDE

ABERLADY, EAST LoTHIAN, EH32 0BF

 5 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Located in a sought after modern development in Aberlady. This stunning family home offers ample living space and a contemporary finish.

The detached property includes a large private, enclosed rear garden with unrestricted views of the fields lying adjacent to the scenic Gosford Estate. To the side driveway parking leads to a double garage.

KEY FEATURES



Detached family home with quality finishes



Five double bedrooms, one with ensuite



Enclosed rear garden with open outlook



Driveway and double garage



Close to all local amenities and primary school



Highly desirable plot within development





The home has a spacious feel with a bright open plan kitchen/ dining room with an excellent selection of fitted units, induction hob, eye level double oven, doors leading to the garden and a utility room off, generous sitting room to the front, family room/ double bedroom 5 and WC.

The first floor includes the principal bedroom with built in wardrobes and ensuite shower room. three further well-proportioned double bedrooms and a family bathroom with three piece suite and a separate shower room.





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, local pub 'The Old Aberlady Inn' and newly refurbished boutique hotel, bar and restaurant 'The Leddie'.

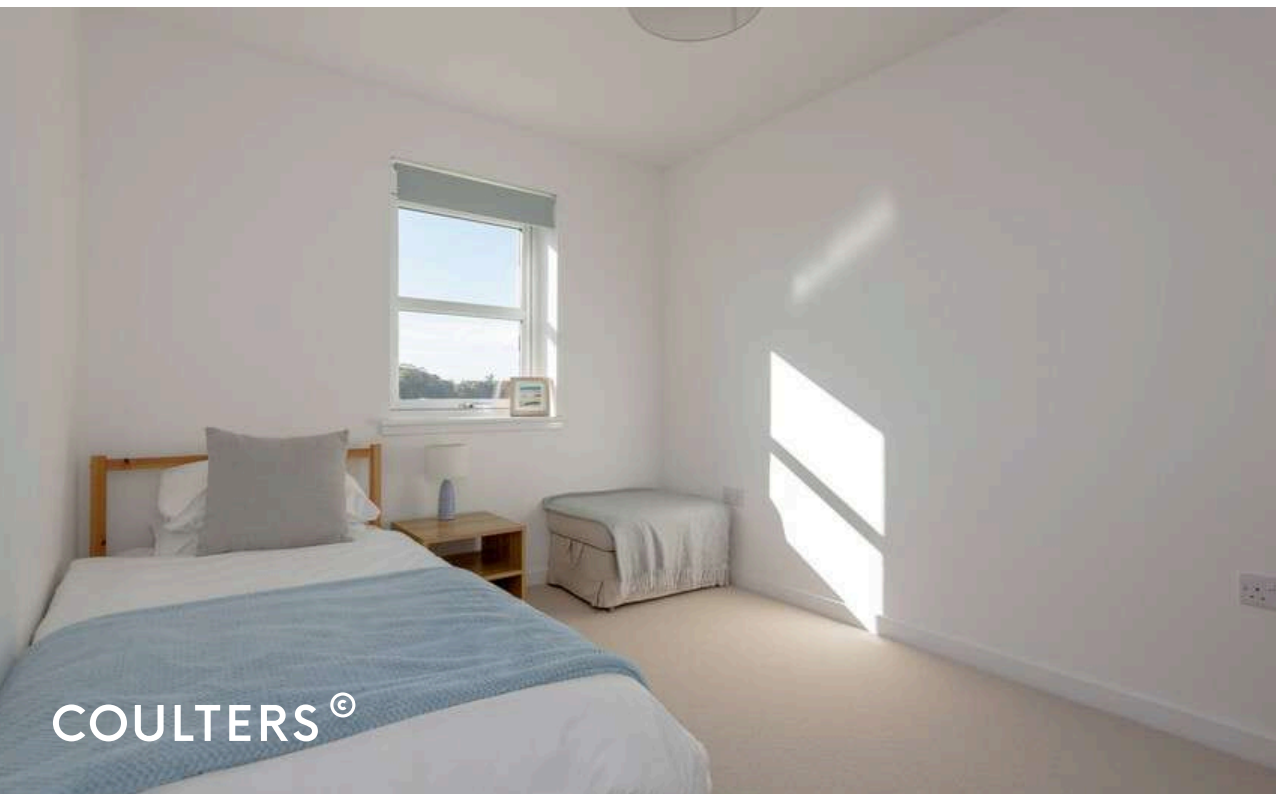
There are good links to the larger villages of Gullane and Longniddry with further amenities and easy access to Edinburgh by train from Longniddry. The wonderful and unspoilt bay provides ample opportunity for walks and the headquarters of the Scottish Ornithologists Club is in the village. The golfer is well served with Craigielaw, 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 residents and provides an attractive way of life for all.

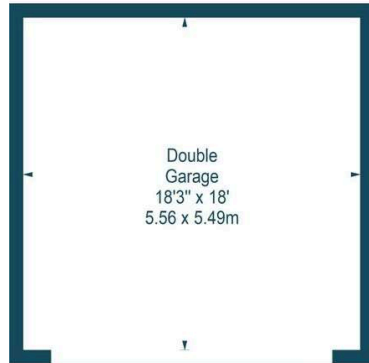
EXTRAS

All blinds, light fittings, window coverings, fitted flooring and integrated appliances are included in the sale.

There are annual fees for the care of the communal grounds payable to Ross & Liddell which are approximately £40 with a £100 deposit payable with the initial invoice





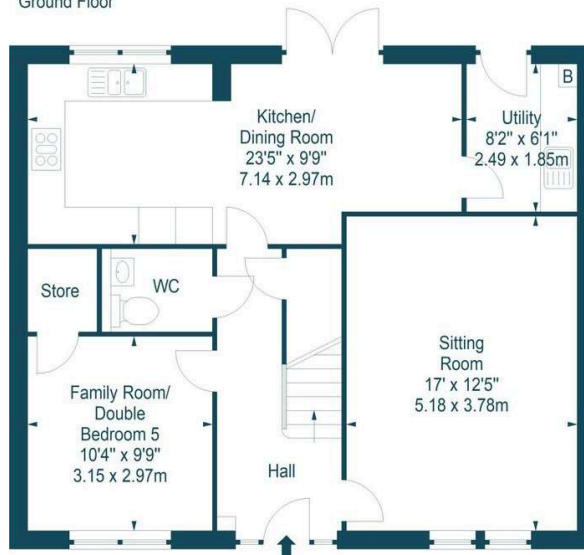


Ground Floor

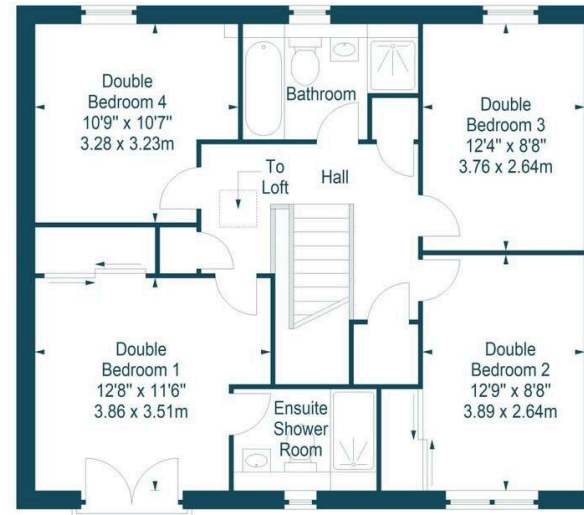
Meadowside,
Aberlady,
Longniddry,
East Lothian, EH32 0BF



Approx. Gross Internal Area
1512 Sq Ft - 140.46 Sq M
Double Garage
Approx. Gross Internal Area
329 Sq Ft - 30.56 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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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.