

COULTERS[©]

18 LUFFNESS GARDENS

ABERLADY, EAST LoTHIAN, EH32 0SH

 3 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

A beautifully presented three bedroom detached family home, quietly situated within a popular cul-de-sac in highly desirable Aberlady.

This bright and spacious property offers flexible accommodation and benefits from a driveway with parking for two cars, garage and a well landscaped rear garden with garden room.



KEY FEATURES



Spacious detached family home



Three double bedrooms, one with ensuite and nursery/dressing room/study



Garden with decked area and garden room



Driveway and garage



Quietly located within a popular residential area



Within a short walk of local primary school



The property comprises; entrance vestibule with WC, dining hall, utility room, open plan kitchen/family room with range cooker, integrated coffee machine and microwave, ample storage and direct access to the rear garden. The living room which is situated off the kitchen boasts a multifuel stove and patio doors to the front garden.

On the first floor the principal bedroom offers further flexible accommodation with the benefit of a dressing room/nursery/study and en-suite. Two further double bedrooms and a family bathroom complete the accommodation.



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

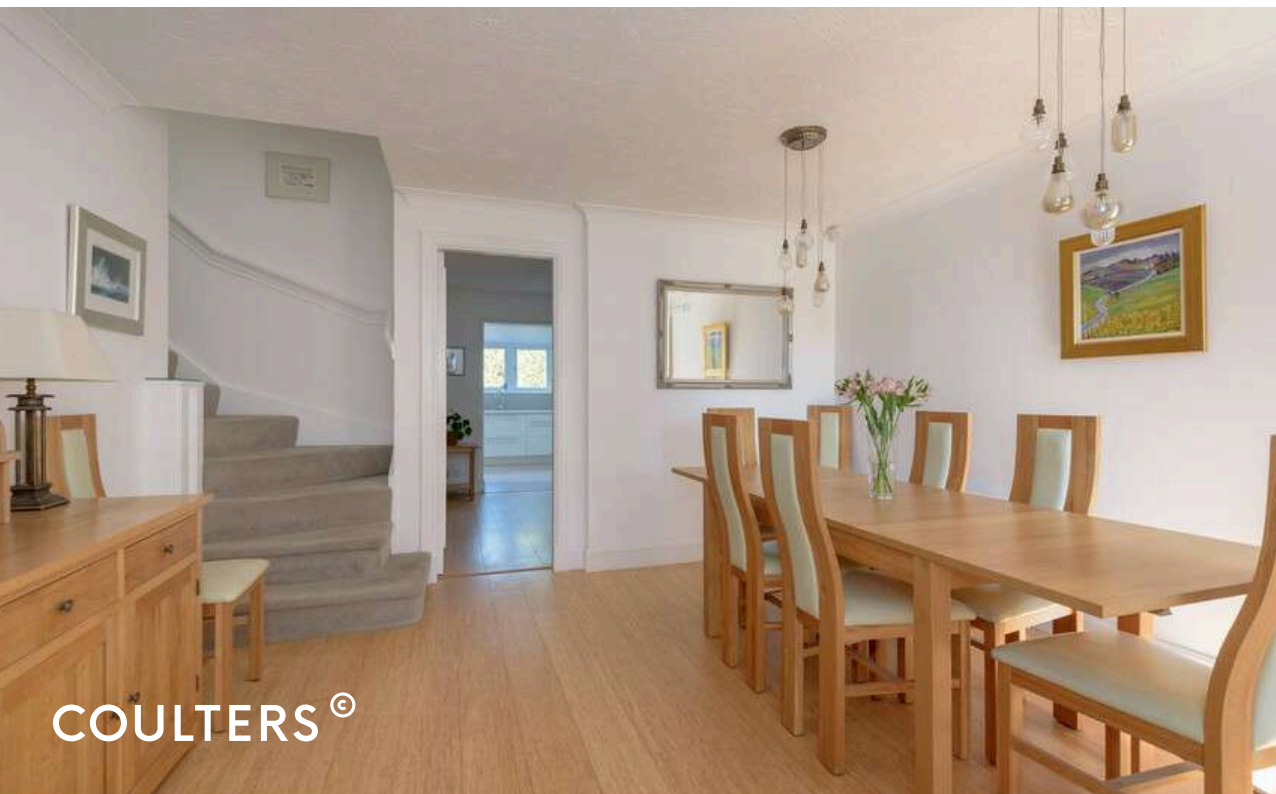
There are good links to the larger villages of Gullane and Longniddry with further amenities and easy access to Edinburgh by train from Longniddry. The wonderful and unspoilt bay provides ample opportunity for walks and the headquarters of the Scottish Ornithologists Club is in the village. The golfer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

EXTRAS

All integrated kitchen appliances, range cooker, free standing tumble dryer and chest freezer, light fittings, window coverings and garden room are included in the sale.

There is a Luffness Gardens Residents Association and





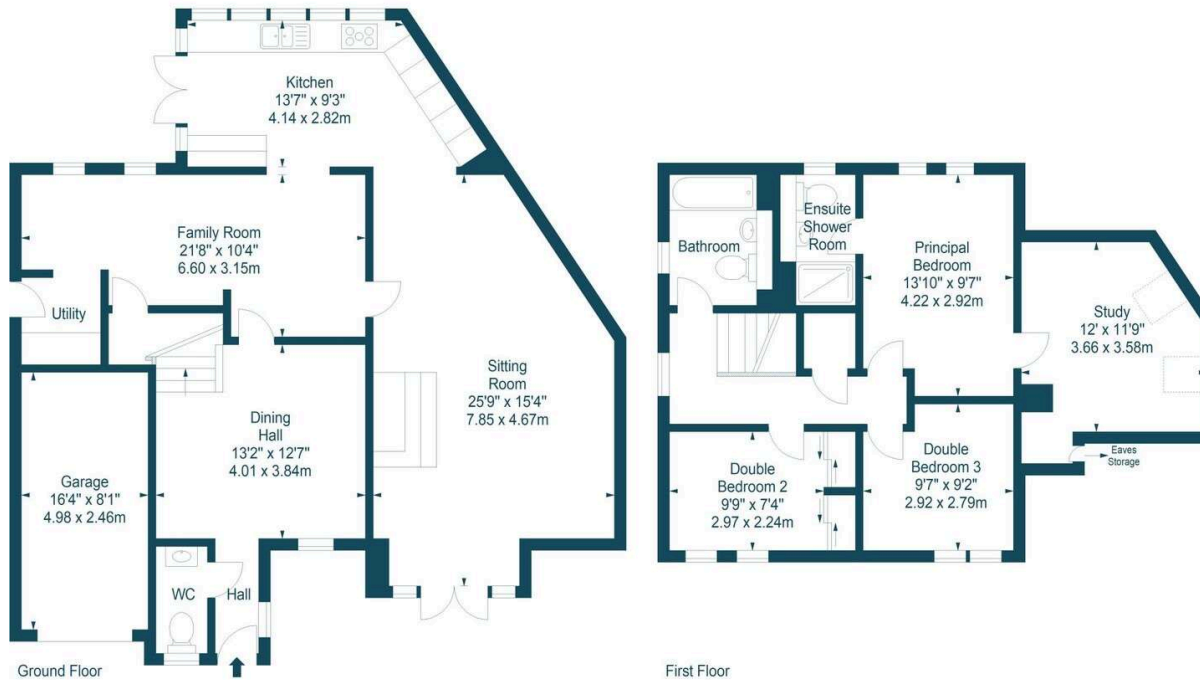


Ground Floor

**Luffness Gardens,
Aberlady,
Longniddry,
East Lothian, EH32 0SH**



Approx. Gross Internal Area
1771 Sq Ft - 164.53 Sq M
(Including Garage)
Garden Room
Approx. Gross Internal Area
57 Sq Ft - 5.30 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor

First Floor

GET IN TOUCH

 www.coultersproperty.co.uk

 01620 671 837

 enquiries@coultersproperty.co.uk

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.