



GARDEN STIRLING BURNET

BARTONVALE, 17 HIGH STREET
ABERLADY, EAST LoTHIAN, EH32 0RB





SUMMARY

This mid-terraced, two-bedroom bungalow in Aberlady offers an ideally proportioned home for first-time buyers, professionals, couples, young families, downsizers, and rental investors alike, with the added convenience of single-storey living. Although the home is in need of some modernisation and upgrades, it gives the new owner an exciting blank canvas to put their own stamp on. The home is situated on the village's High Street and within its conservation area, as well as benefiting from amenities on the doorstep and within easy reach.

Extras: The property shall be sold as seen.

FEATURES

- Mid-terraced bungalow in Aberlady
- Excellent modernisation opportunity
- Long hall with garden access
- Living/dining room with fireplace
- Kitchen with adjoining pantry/utility area
- Two double bedrooms
- Three-piece bathroom
- Mature, leafy rear garden
- Access to unrestricted on-street parking
- Gas central heating system





OFFERS TO:
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HOUSE SALES

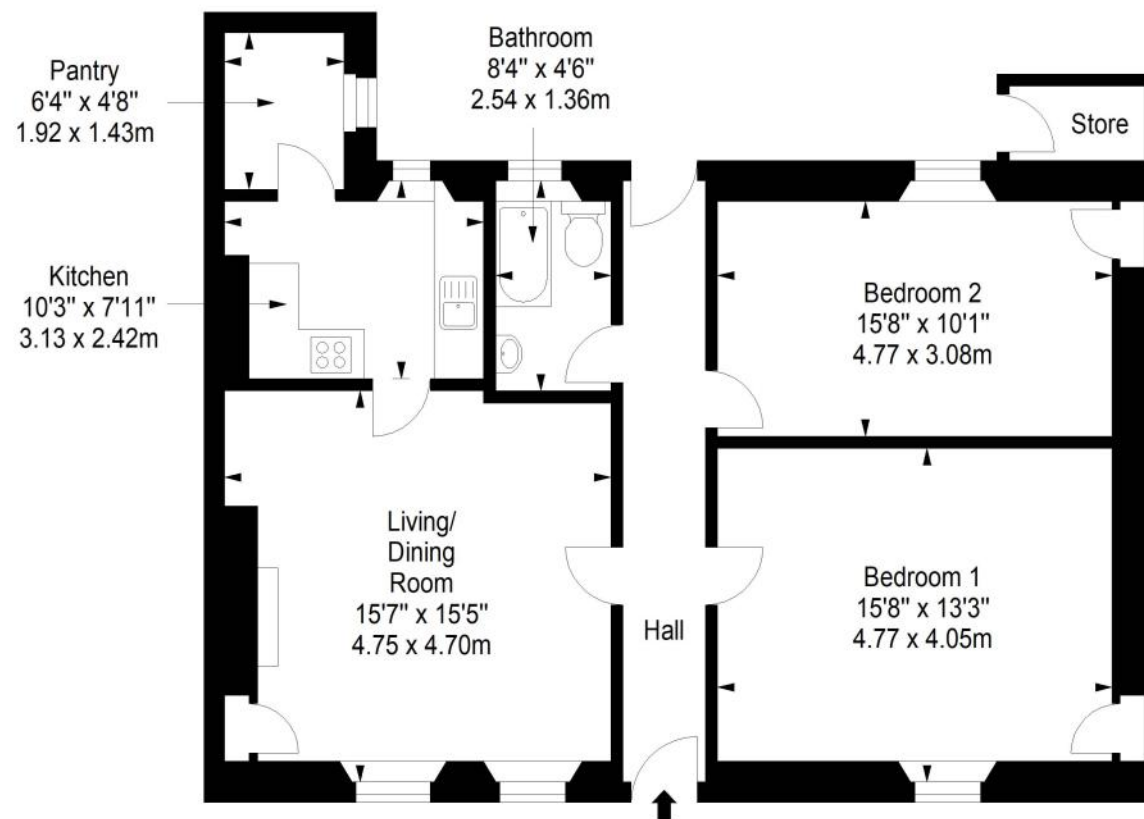
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Ground Floor

Approx. 85.4 sq. metres (919.3 sq. feet)



Total area: approx. 85.4 sq. metres (919.3 sq. feet)