

COULTERS®



# 2 MAIR END

ABERLADY, EAST LOTHIAN, EH32 0UG

5 BED 3 BATH 2 PUBLIC



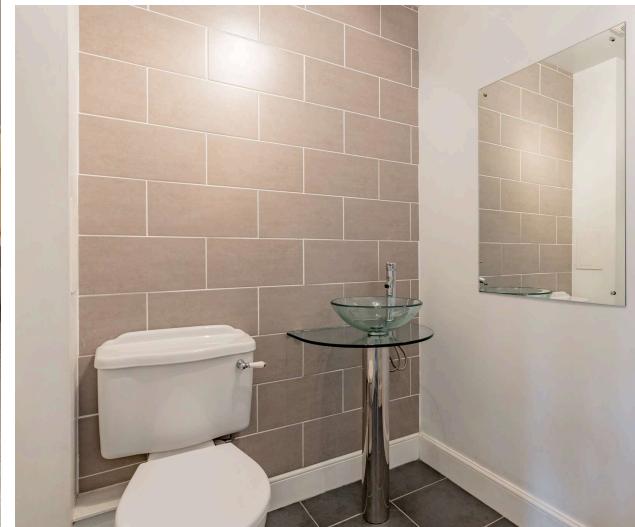
## TAKE A LOOK INSIDE

A well presented five bedroom detached family home situated within an established residential development in the popular village of Aberlady.

The property offers flexible accommodation and benefits from an enclosed landscaped rear garden with summer house and shed, double garage and large driveway for multiple cars.

### KEY FEATURES

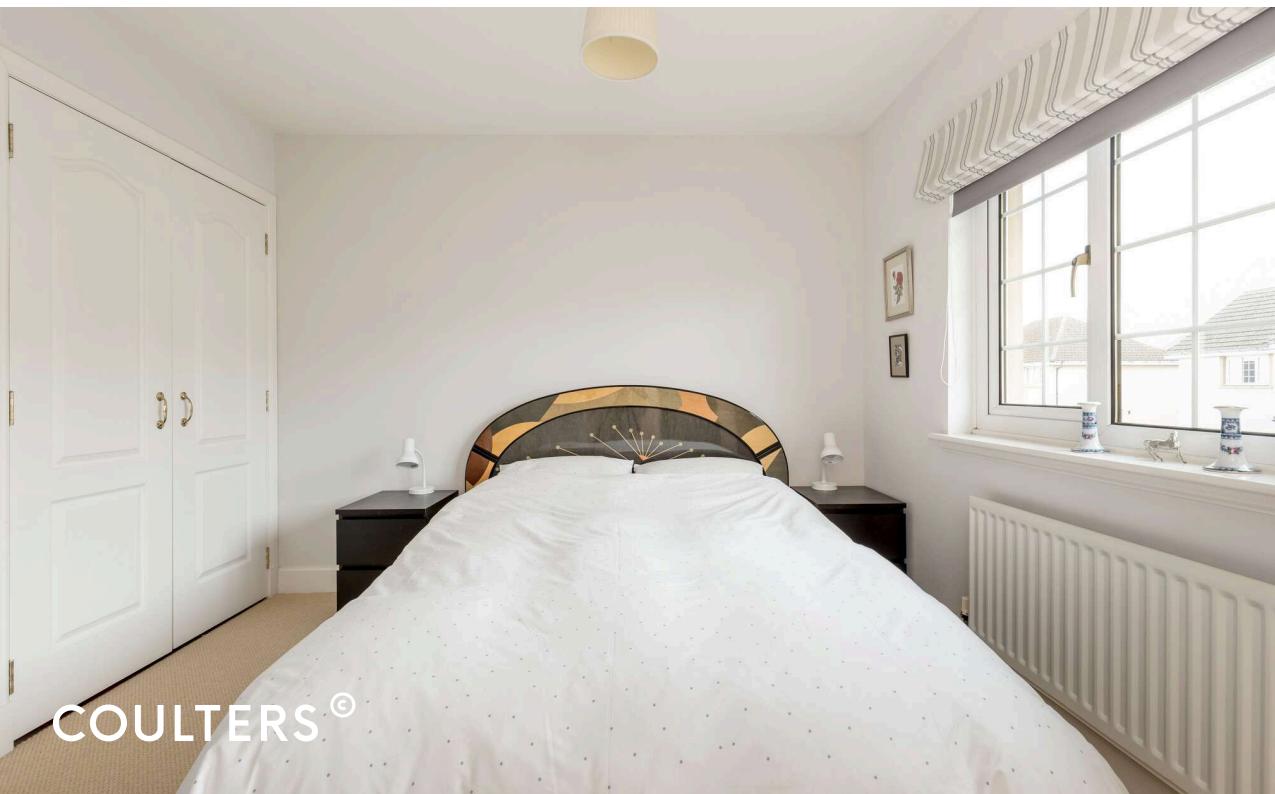
-  Detached family home in desirable position
-  Five double bedrooms, two with ensuite
-  Landscaped enclosed garden to the rear with summer house
-  Double garage and driveway for multiple cars
-  Within a short walk of all local amenities
-  Situated within a popular established development
-  EPC Rating - C
-  Council Tax Band - G



The bright and spacious accommodation, arranged over two floors, comprises on the ground floor; vestibule; welcoming entrance hall with storage cupboard, and WC; sitting room with gas fire and double aspect windows overlooking the garden to the front and rear; snug/bedroom 5 offering a flexible space; breakfasting kitchen/family room with patio doors providing access to the garden; utility room with a door to side and further storage.

On the first floor; the principal bedroom boasts a walk through dressing area and ensuite bathroom with separate shower; there are three further double bedrooms all with fitted wardrobes and one of which has an en suite shower room; a family bathroom with three piece suite and separate shower completes the accommodation.

The property has a partially floored attic with Ramsay ladder, gas central heating and double glazing.



## 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 Craielaw, 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.

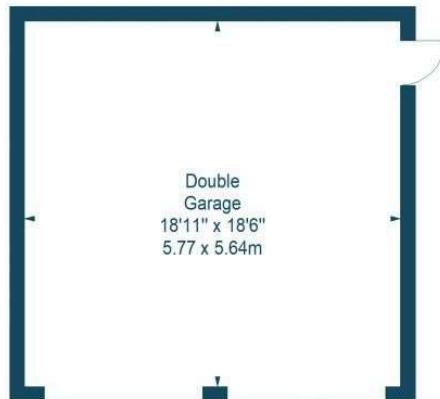
## EXTRAS

All fixtures and fittings, integrated appliances, fitted floorcoverings, blinds, and light fittings are included in the sale.

There are annual fees for the care of the communal grounds payable to James Gibb which are approximately £192.



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Mair End,  
Aberlady,  
East Lothian, EH32 0UG



Approx. Gross Internal Area

1942 Sq Ft - 180.41 Sq M

Garage

Approx. Gross Internal Area

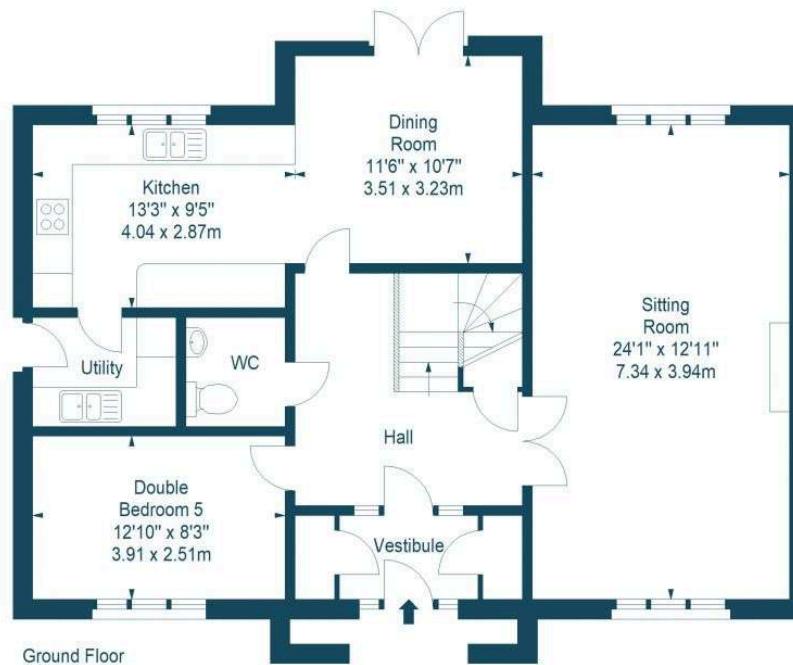
352 Sq Ft - 32.70 Sq M

For identification only. Not to scale.

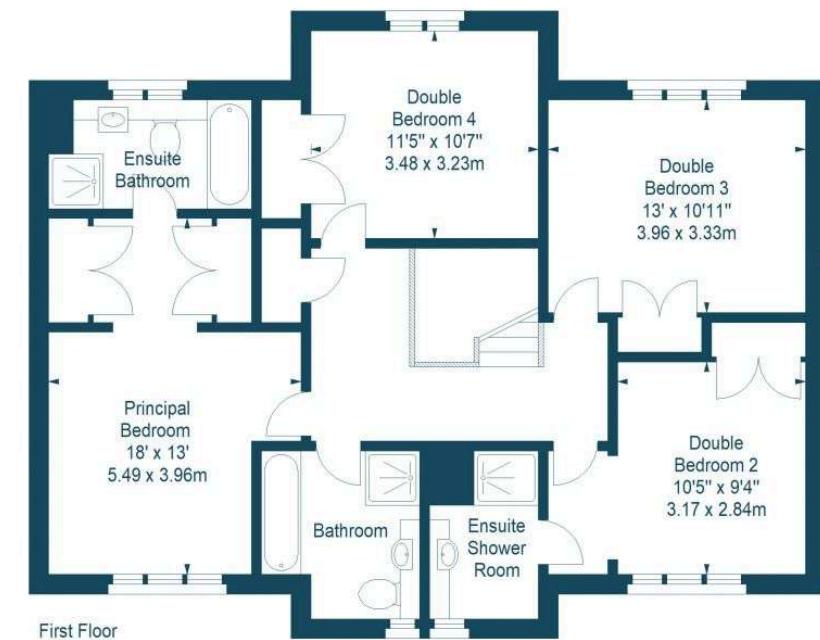
© SquareFoot 2025



Ground Floor



Ground Floor



First Floor

## GET IN TOUCH

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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.