

COULTERS®



6 KIRK ROAD

ABERLADY, EAST LOTHIAN EH32 0RJ



2 BED



1 BATH



1 PUBLIC



TAKE A LOOK INSIDE

Peacefully located in the picturesque and highly sought after coastal village of Aberlady, 2 Kirk Road is a delightful 2 bedroom modern semi-detached bungalow situated within easy walking distance of local amenities, the primary school and Aberlady Bay.

The property offers well presented, modern accommodation, in good order throughout, with the additional benefit of a generous enclosed garden, a private garage and ample driveway parking.

KEY FEATURES

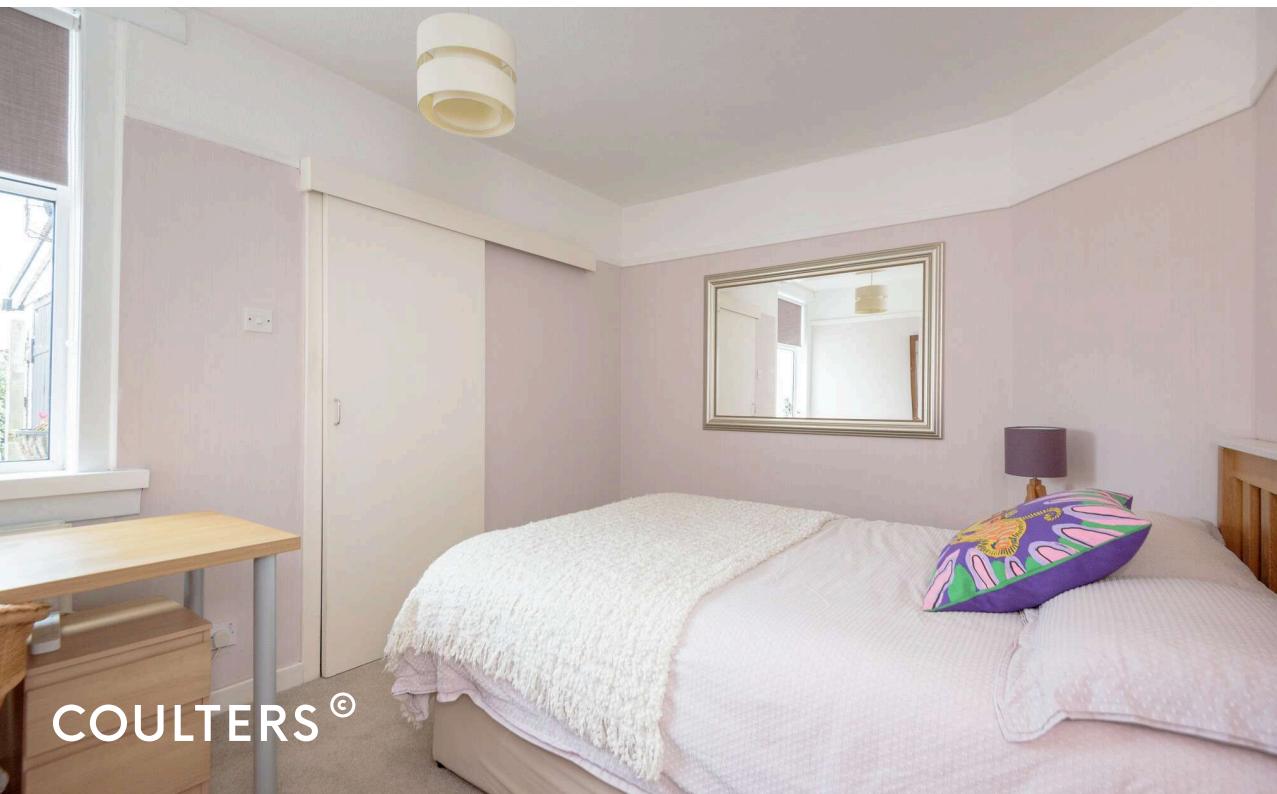
- Modern, well proportioned accommodation
- Two double bedrooms with good storage
- Generous, easily maintained front and rear garden
- Private garage and ample driveway parking
- Located in the picturesque village of Aberlady, close to the beach
- Within walking distance of local shops and amenities
- EPC Rating - D
- Council Tax Band - C



Internally, the well proportioned property comprises of an entrance vestibule opening to a welcoming hall; sitting room with a wood burning stove; kitchen fitted with a good range of units and all appliances; conservatory opening to the rear garden; double bedroom 1 with fitted wardrobes; double bedroom 2 with built in wardrobe; and shower room.

To the rear of the property is an easily maintained garden with an external store, garden shed and greenhouse.





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, friendly 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, unspoilt bay is a designated Local Nature Reserve and provides ample opportunity for coastal walks. The headquarters of the Scottish Ornithologists Club is also in the village. The golfer is well served with Craielaw, Kilspindie, Luffness and Gullane courses providing ample opportunities to enjoy the sport.

Aberlady Primary School is within a few minutes 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 fitted carpets, fitted floor coverings, blinds, curtains, light fittings, the electric hob, oven, fridge, washing machine, garden shed and greenhouse are included in the sale price.



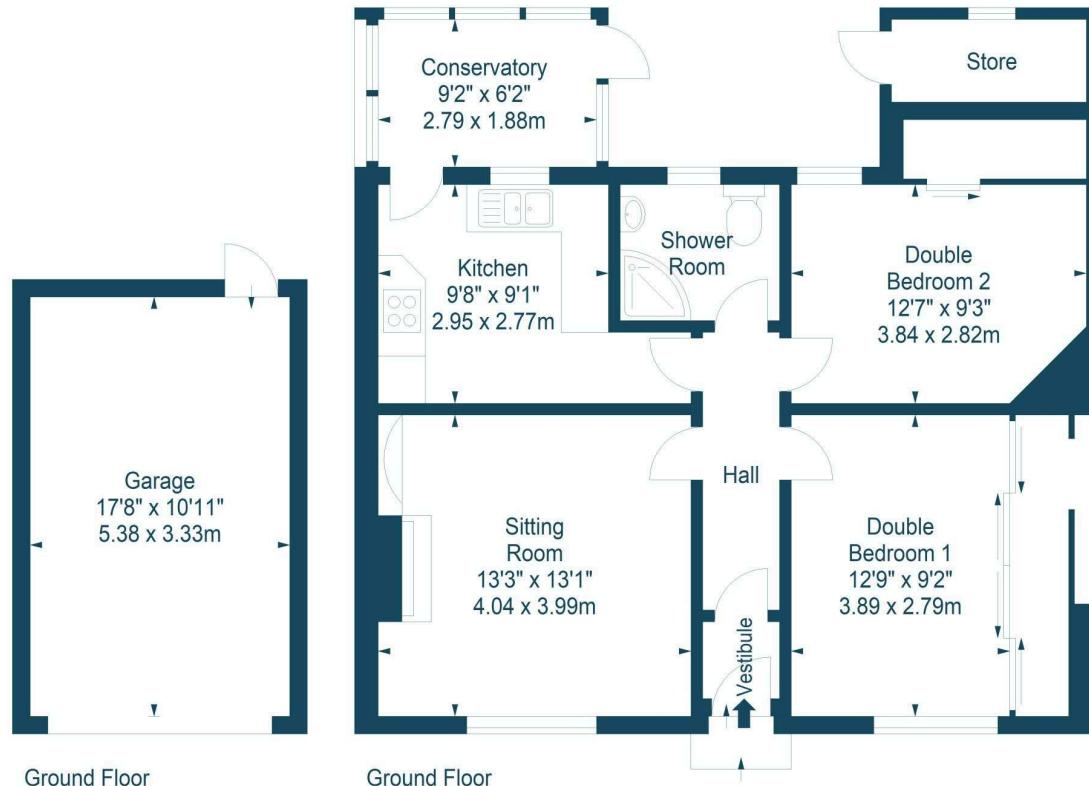
Kirk Road,
Aberlady,
East Lothian, EH32 0RJ



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.