



SIMPSON & MARWICK

## Seawynd Cottage, Sea Wynd

Aberlady, EH32 0SD

[simpsonmarwick.com](http://simpsonmarwick.com)

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## Unique and well presented 3 bed cottage in sought after coastal village with courtyard gardens

- Stunning & well presented 3 bedroom cottage
- Wonderful courtyard garden & large balcony
- Sought after village location
- Entrance hall with useful utility room
- Charming sitting room with open fire
- Modern kitchen dining room with access to courtyard
- Contemporary shower room
- Three double bedrooms
- Gas central heating & double/secondary glazing

### Description

Charming and unique 3 bedroom cottage presented in excellent condition throughout with quality finishes and an appealing layout. Situated in the heart of the sought after coastal village of Aberlady with easy access to amenities. The property would be ideal as a permanent or second home and offers a rarely available opportunity. The accommodation comprises hallway, useful utility room, large sitting room with an open fire, kitchen/dining room fitted with an excellent selection of shaker style units with ample room for dining and direct access to the sheltered courtyard. Upstairs there are 3 double bedrooms and a contemporary shower room. A large balcony accessed from double bedroom 3 and the courtyard provides a sunny place to sit and the enclosed courtyard creates further opportunities to enjoy the outside space with excellent privacy.



## Location

The beautiful coastal conservation village of Aberlady lies approximately 30 minutes by car or by train from Edinburgh. The East Lothian coastline is one of natural beauty with Aberlady Bay itself being a famous Nature Reserve. The village offers good local amenities, is served by two hotels with restaurant facilities and local shops. Aberlady has a local primary school with nursery and the property is within the catchment area for the well-regarded North Berwick High School. Private schooling is also available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh. The market town of Haddington, five miles to the south, offers a wide range of shops, restaurants, supermarkets and leisure facilities. There are numerous golden sandy beaches close by including Gullane Bents and Yellowcraigs/Broad Sands. Drem and Longniddry train stations, the City Bypass and the Central Scotland Motorway network, together with Edinburgh International Airport, are all within easy reach.

## Fixtures and Fittings

The carpets, curtains, blinds and light fittings throughout (with the exception of the landing light) are included in the sale price together with the electric hob, double oven, extractor hood, fridge, freezer, dishwasher and washing machine.

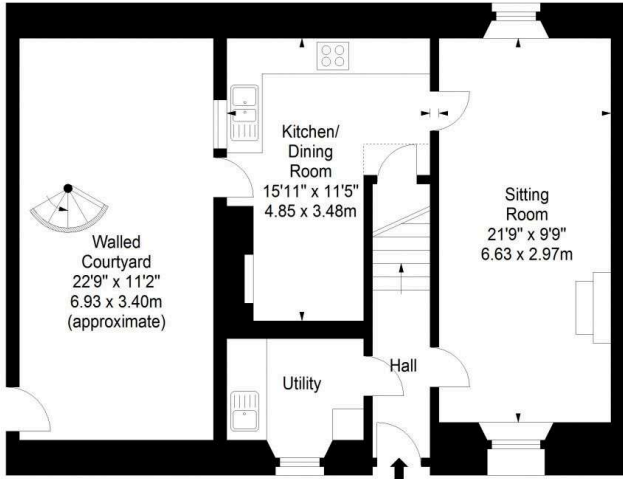
## EPC Rating E

## Home Report

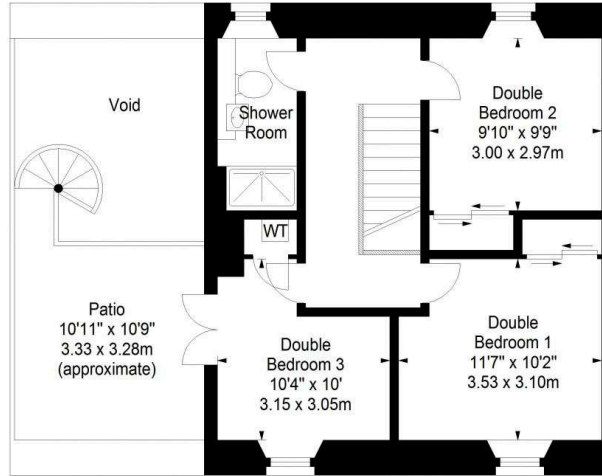
The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area  
 992 Sq Ft - 92.16 Sq M  
 For identification only. Not to scale.  
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Ground Floor



First Floor

