

2 THE POPLARS

HIGH STREET, ABERLADY, EAST LoTHIAN, EH32 0RE

Situated in the heart of Aberlady, within its conservation area, this traditional mid-terraced house offers a large living room, a dining kitchen, a spacious conservatory, three bedrooms, a four-piece en-suite bathroom, and an additional family bathroom, plus a lovely mature garden and a car port for private off-street parking.





— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

M Cullerton

TABLE OF CONTENTS



Welcome to 2 The Poplars
A traditional mid-terraced house in Aberlady

04	Floorplan
09	The property
10	The entrance
12	Living room
16	The conservatory



The Living room



The dining kitchen

18	Dining kitchen
22	The bedrooms
26	The bathrooms
28	Gardens & parking
32	The area



Property Name

2 The Poplars

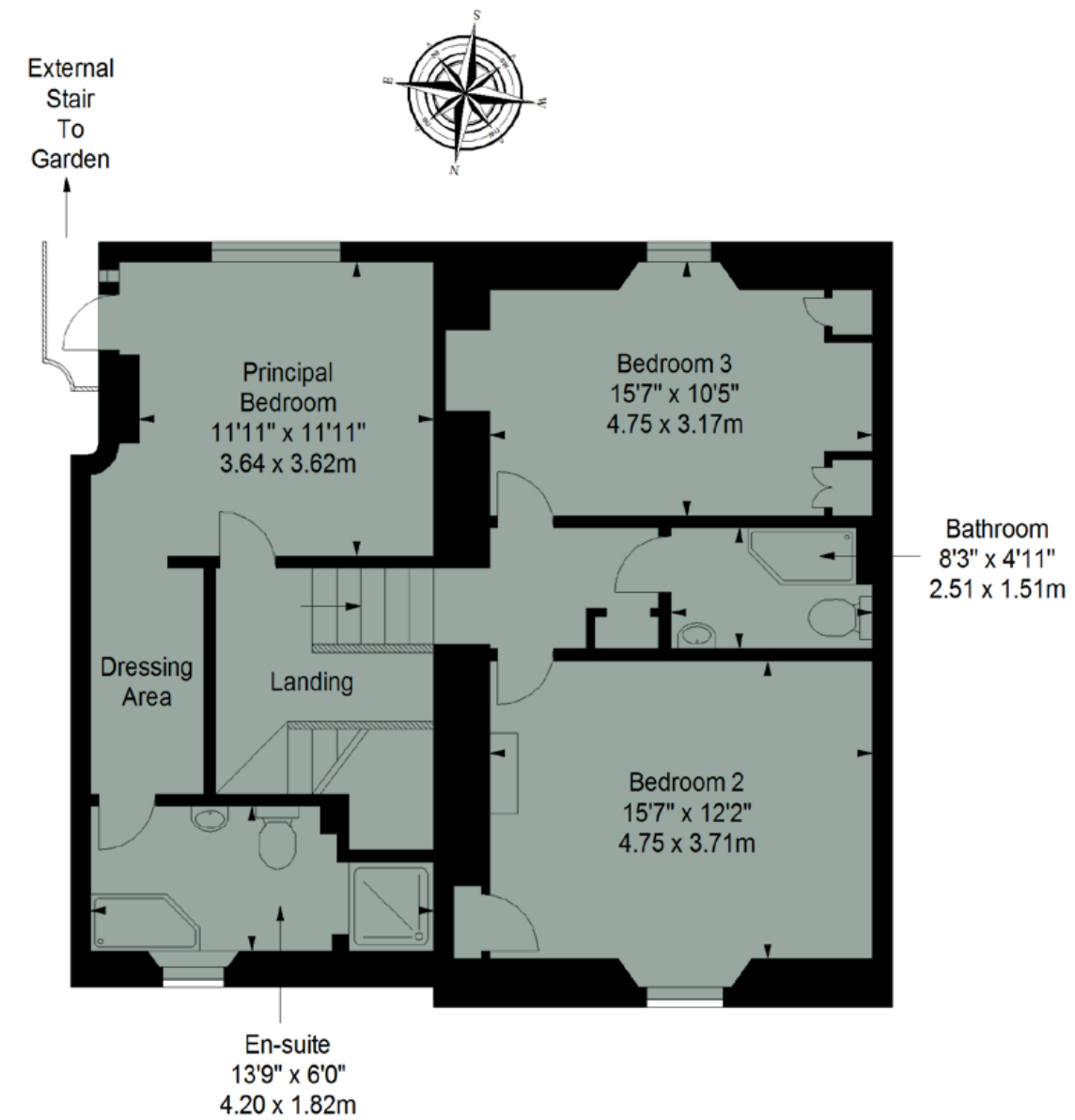
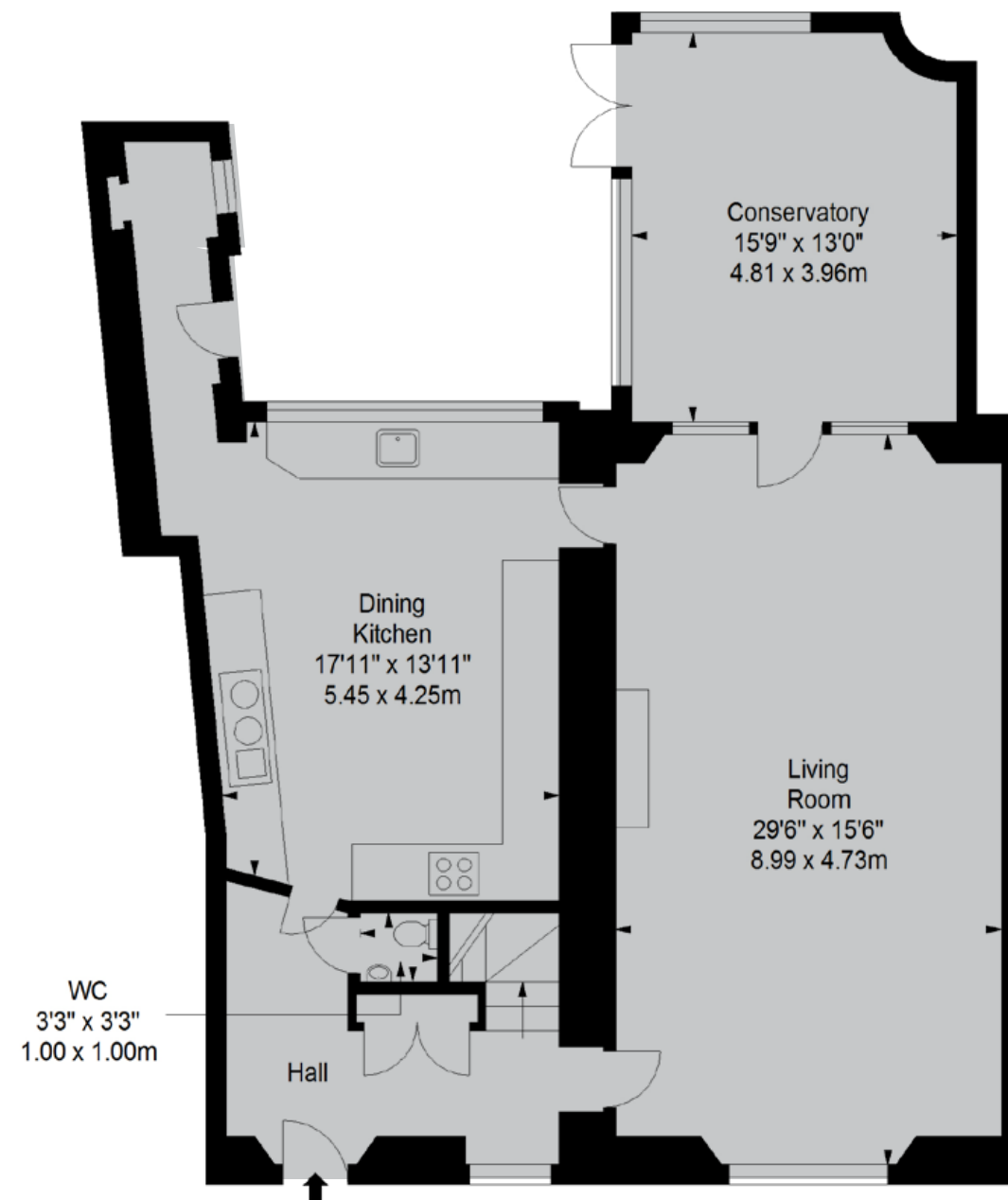
Location

Aberlady, EH32 0RE

Approximate total area:

193.2 sq. metres (2079.6 sq. feet)

 - Ground Floor  - First Floor





2 The Poplars

Located in the heart of Aberlady

A TRADITIONAL MID-TERRACED HOUSE



This three-bedroom, two-bathroom traditional mid-terraced house is set in the heart of the charming coastal village of Aberlady, offering an ideal home for those looking to have the picturesque coast on the doorstep, as well as the beautiful surrounding countryside, excellent nearby amenities, and the capital just a short journey away.

GENERAL FEATURES

- Traditional mid-terraced house in Aberlady
- Within the village's conservation area
- Light and airy accommodation and traditional features
- Home Report value - £675,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Entrance hall with WC and built-in storage
- Exceptionally generous living room
- Spacious dining kitchen
- Large, versatile conservatory
- Three well-proportioned double bedrooms
- One four-piece en-suite bathroom
- Additional family bathroom with shower-over-bath

EXTERNAL FEATURES

- Lovely mature gardens
- Private car port



WELCOME

to this traditional mid-terraced house

The front door is approached via a pathway through a leafy garden, and you are welcomed inside by an inviting hall, with neutral décor and a fitted carpet, housing built-in storage and a useful WC.

WONDERFULLY BRIGHT

and spacious reception room





The living room spans an impressive, generous footprint that allows for endless configurations of lounge furniture, as well as a seated dining area, if desired. The reception area is tastefully presented with neutral décor and a fitted carpet, whilst a homely fireplace creates a warming focal point around which furniture can be arranged.

CONSERVATORY

Versatile space for year-round enjoyment of the garden

The spacious conservatory (with garden access) provides room for an additional seating area to enjoy lovely garden views and all-day sunshine.



A SOCIABLE DINING KITCHEN

For family meals and entertaining

The dining kitchen is accessible from the living room and the hall, and it is fitted with a wide range of wood cabinets, plentiful workspace, a Belfast sink, and splashback tiling, whilst space is provided for a central dining area – perfect for family meals, entertaining guests, and socialising while cooking. A corridor from the kitchen affords handy external access.

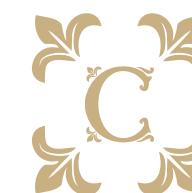


*"...Perfect for family meals, entertaining guests,
and socialising while cooking..."*





THE BEDROOMS



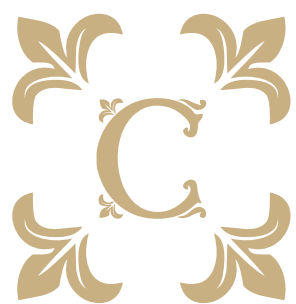
Three generously proportioned double bedrooms

The property accommodates three spacious double bedrooms, all offering plenty of space for freestanding furniture and presented with neutral décor and fitted carpets. One of the bedrooms features a characterful fireplace, whilst the principal boasts direct garden access via an external staircase, and a dressing area leading to an en-suite four-piece bathroom. The smallest bedroom, which is accompanied by built-in storage, is currently being utilised as a home office, highlighting the home's versatility.





*"...the principal
boasts direct garden
access via an external
staircase, and a
dressing area leading
to an en-suite..."*



THE BATHROOMS

Four-piece en-suite bathroom and an additional family bathroom

The principal bedroom's en-suite comprises a bathtub, a separate shower enclosure, a pedestal basin, and a WC, whilst an additional family bathroom offers a bath with an overhead shower and a glazed screen, a WC-suite, and a towel radiator.

Extras: Kitchen appliances comprising an Aga stove, an integrated dishwasher, fridge, and freezer, as well as a freestanding fridge/freezer, will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.





LOVELY MATURE GARDENS



And private parking

Externally, in addition to the leafy front garden, the house is accompanied by a lovely, mature rear garden. The latter boasts a sunny south-facing aspect and features neat lawns, a patio for outdoor seating and barbecues, and a wealth of leafy trees, established shrubs, and colourful planting. Off-street parking is provided by a secure car port.

Please note: The home is no longer furnished.

ABERLADY

A seaside village of exceptional natural beauty



Set on the stunning East Lothian coastline, the seaside village of Aberlady is one of exceptional natural beauty. Like much of East Lothian, Aberlady is a haven for golfers, with several courses including Kilspindie, Luffness, and Craighielaw, and first-class accommodation and amenities catering for locals and visitors alike. The village offers a village store and two charming hotels: the Old Aberlady Inn and The Leddie, which is a highly regarded boutique hotel and fine-dining establishment (formerly known as the Duck's Inn). For more extensive shopping, nearby North Berwick promises a wealth of independent stores, high-street retailers, and supermarkets. Donald Watson Art Gallery at Waterston House in Aberlady is a favoured exhibition venue of many of the UK's leading wildlife artists and photographers, who flock to the area for its rich nature and wildlife. A tranquil afternoon can be spent walking along the shore (part of the John Muir Way) or visiting idyllic Aberlady Bay – Britain's first local nature reserve. Aberlady benefits from its own primary school and falls within the catchment area for highly-regarded North Berwick High School. Aberlady is within easy reach of the A1, just 30 minutes' drive from Edinburgh. Regular bus services connect to Longniddry train station (around three miles away) and to the heart of Edinburgh.

SCHOOLS

State Schools: Aberlady Primary School, North Berwick High School

Independent Schools: Loretto School in Musselburgh

CULTURE

Gosford House, Redhouse Castle, Wemyss Mausoleum, Myreton Motor Museum, Luffness Friary and Water Tower

SHOPPING

A local convenience store, with further amenities in neighbouring Gullane and Longniddry. More extensive shopping facilities in nearby North Berwick and Haddington

#1

AN EXCLUSIVE CONSERVATION VILLAGE WITH A BEAUTIFUL SETTING BY THE COAST AND COUNTRYSIDE

LOCATION



A sought-after East Lothian village with a picturesque setting by the coast and countryside

TRANSPORT



Bus – 122, 124, 125, 126, X5

Train Station –

Longniddry (3.2 mile)

Airport – Edinburgh

International (26.2 miles)



SPORTS

Craighielaw Golf Club, Kilspindie Golf Club, Luffness New Golf Club, Gullane Golf Club, Harelaw Equestrian Centre

FOOD & DRINK

Along with nearby Longniddry and Gullane, there is an excellent selection of traditional pubs, cafes, eateries, and highly-regarded restaurants

PARKS

John Muir Way coastal walk, Aberlady Bay Local Nature Reserve, Gullane Beach

— *Where truly bespoke service is the cornerstone of our ethos*

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At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

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— *Property Consultant*

KATIE CLARK



For further information on this property, or to arrange a viewing, contact Katie, who will be delighted to assist you.

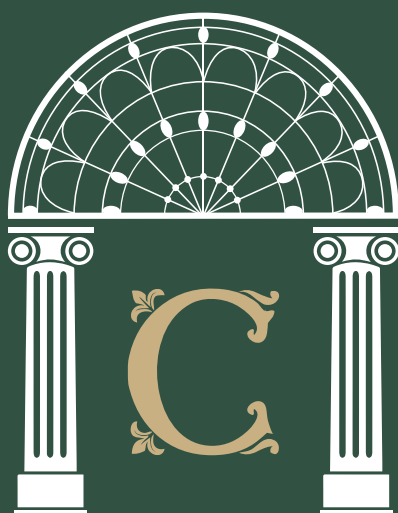
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— *About Katie*

With a background in Property Management, Katie has supported a wide range of clients across Scotland, combining in-depth market knowledge with a warm, personable approach. Known for her positivity and friendly demeanour, she builds strong, lasting relationships, ensuring clients feel heard, informed, and confident at every stage. Treating each transaction with care, she approaches every deal as though it were her own.

Originally from a sheep farm in the Scottish Borders, Katie moved to Edinburgh to study Real Estate Surveying, trading rural life for the city's vibrant pace. Now based in Dean Village, she juggles a busy schedule of property work and hockey—both coaching and playing. When time allows, she unwinds with baking or strolls through the city, always on the lookout for a new hidden gem.



CULLERTON'S

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SCAN TO DISCOVER MORE

DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.