



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**28 LUFFNESS COURT, ABERLADY**

Longniddry, East Lothian, EH32 0SE



This end-terraced house is well-presented inside and out, with tasteful modern interiors, neatly lawned gardens, and the convenience of unrestricted on-street parking. The bright and spacious family home boasts four bedrooms, a principal en-suite shower room, a bathroom, and a convivial arrangement of interconnected living spaces comprising a dual-aspect living/dining room with an open fire, a south-facing breakfasting kitchen, and a versatile garden room with external access.

Extras: All fitted floor and window coverings and light fittings are included.

## FEATURES

- Desirable coastal village
- Well-proportioned end-terraced house
- Bright and spacious living/dining room with storage and open fire
- South-facing breakfasting kitchen
- Multi-purpose garden room with garden access
- Three double bedrooms (two with storage, one with en-suite shower room)
- One good-sized single bedroom
- Bathroom with shower-over-bath
- Easy-upkeep gardens, south-facing and enclosed to the rear (with two sheds)
- Unrestricted on-street parking
- Gas central heating, solar panels, and double glazing







"A PEACEFUL SETTING  
WITHIN WALKING DISTANCE  
OF ABERLADY'S SANDY  
BEACH AND JUST  
40 MINUTES' DRIVE FROM  
THE CAPITAL."





EPC RATING:

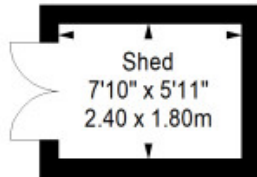


COUNCIL TAX BAND:

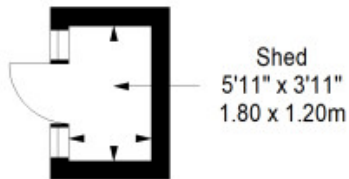


VIEWINGS: by appointment with Gilson Gray on 01620 893 481

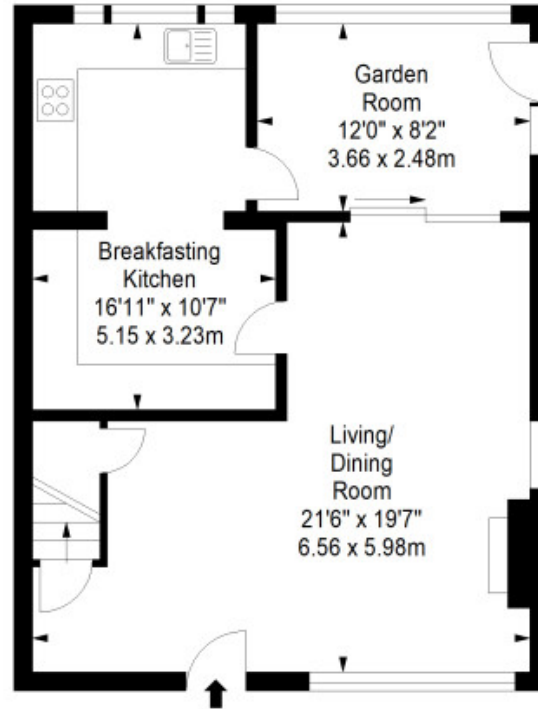
**Shed**  
Approx. 4.3 sq. metres (46.3 sq. feet)



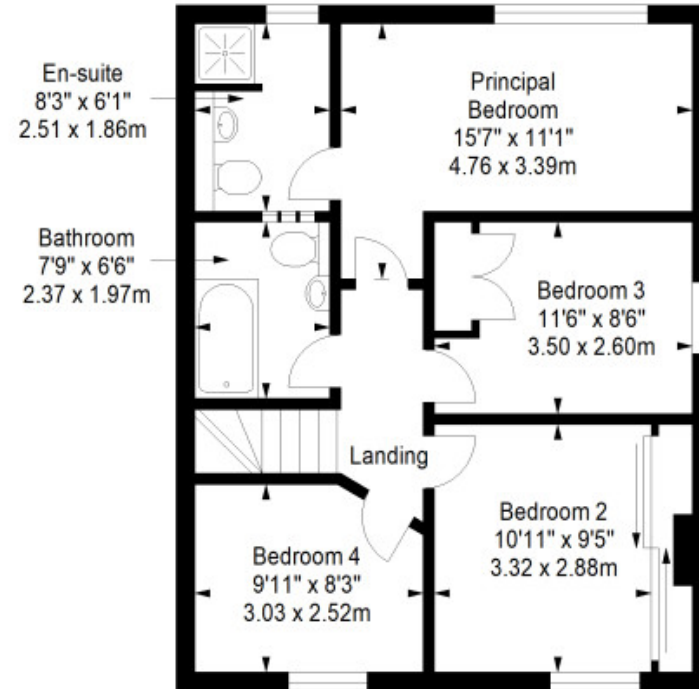
**Shed**  
Approx. 2.1 sq. metres (22.6 sq. feet)



**Ground Floor**  
Approx. 57.5 sq. metres (618.9 sq. feet)



**First Floor**  
Approx. 57.5 sq. metres (618.9 sq. feet)



Total area: approx. 121.4 sq. metres (1306.7 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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