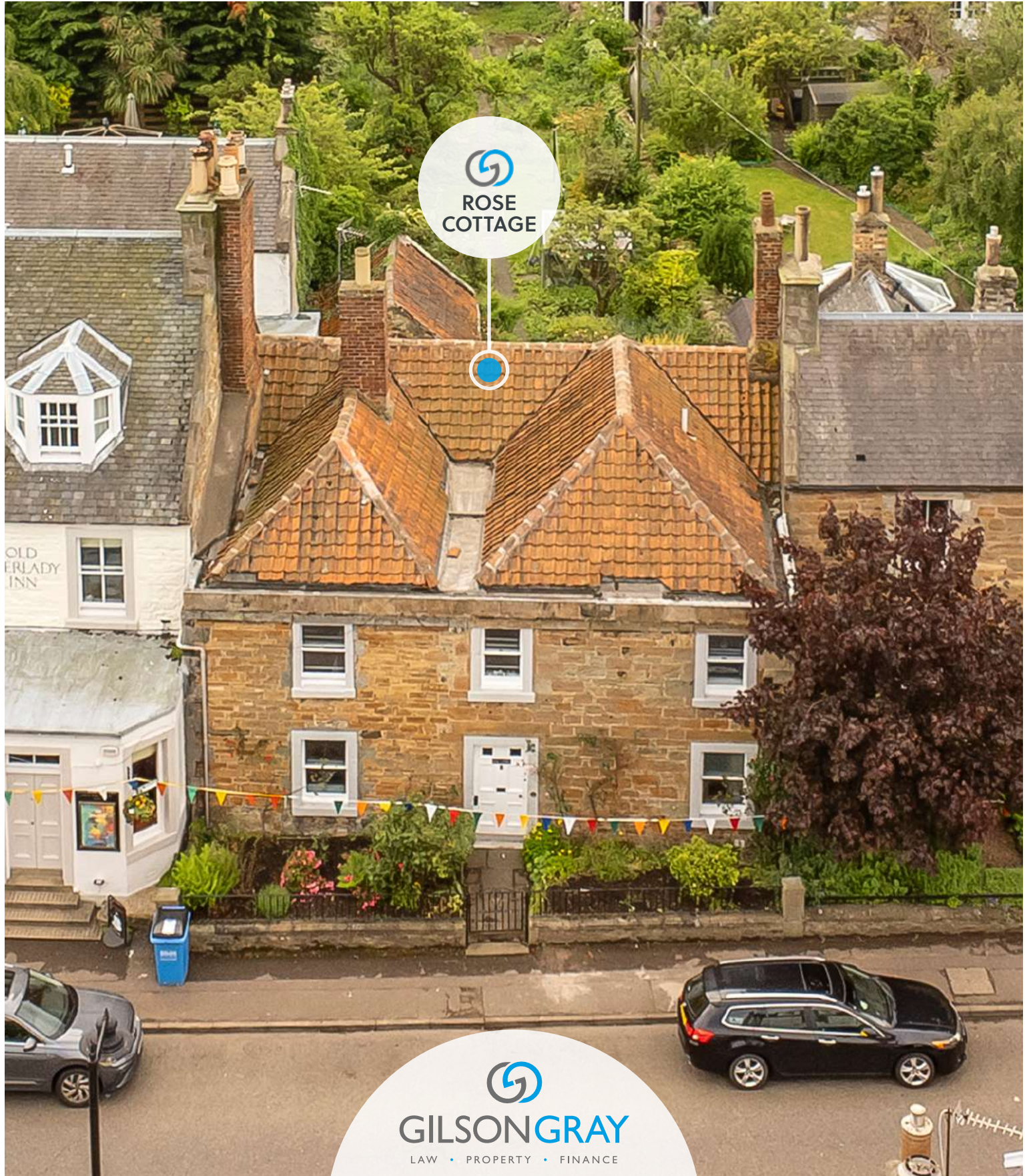


ROSE COTTAGE

High Street, Aberlady, EH32 0RE



WELCOME TO Rose Cottage

This link semi-detached cottage is a five-bedroom C-listed property, which offers a sought-after coast and country lifestyle in the exclusive East Lothian village of Aberlady, boasting proximity to spectacular beaches and beautiful open countryside.



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PROPERTY NAME

Rose Cottage

LOCATION

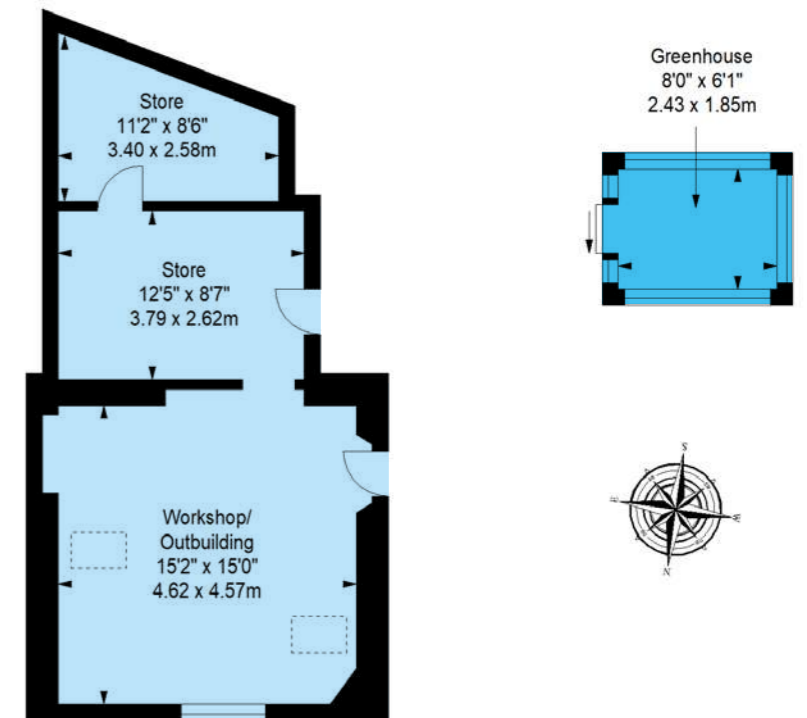
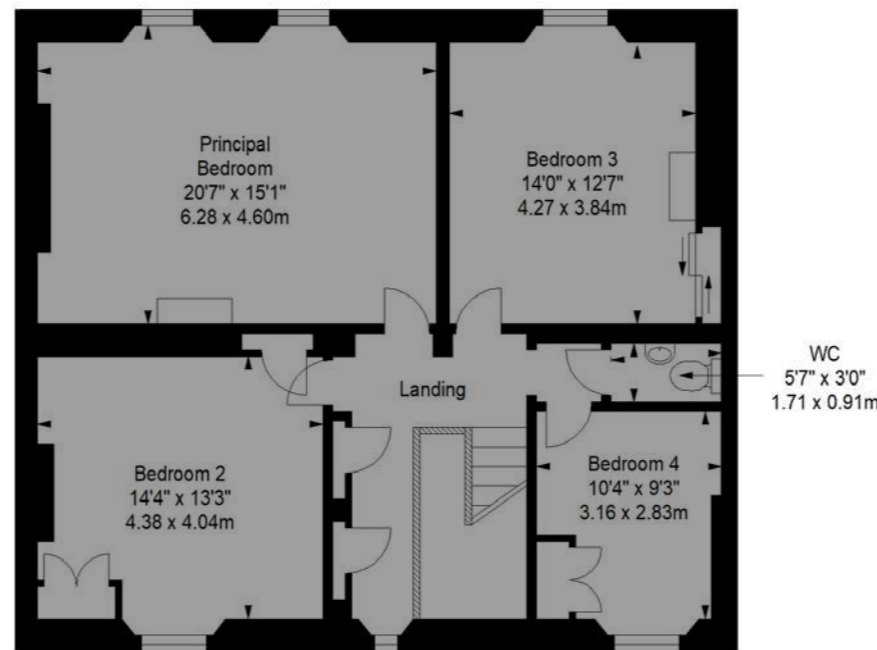
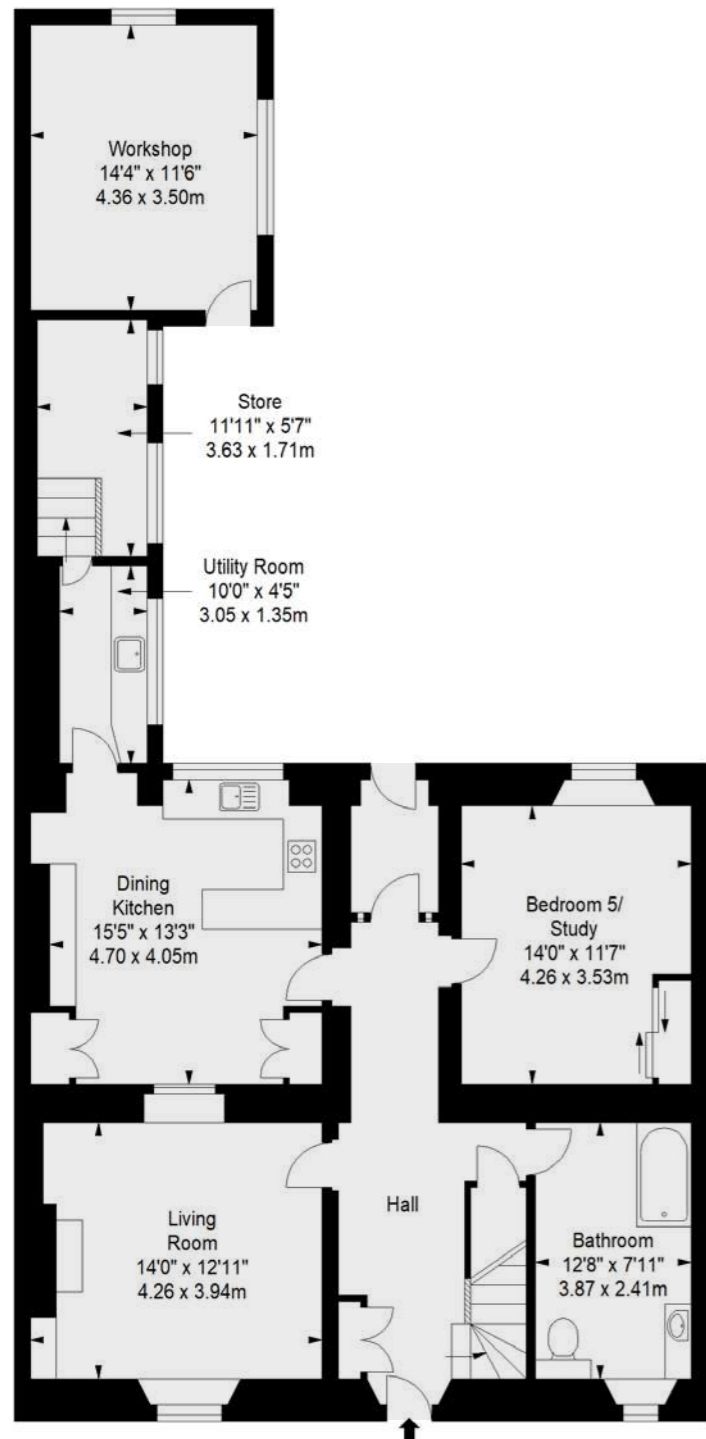
High Street, Aberlady, EH32 0RE

APPROXIMATE TOTAL AREA:

266.6 sq. metres (2869.7 sq. feet)

- GROUND-FLOOR
- FIRST-FLOOR
- SECOND-FLOOR
- EXTERNALS

The floorplan is for illustrative purposes.
All sizes are approximate.





Rose Cottage is a link semi-detached period building from (circa) the late eighteenth/early nineteenth century. It is a spacious and rarely available five-bedroom residence that offers exceptional versatility and the benefits of traditional architecture, including large and airy rooms with high ceilings. It also boasts excellent storage and a huge south-facing garden, as well as a workshop and The Stables which provide excellent development potential (subject to planning permission). Furthermore, the home has a sought-after setting on Aberlady's High Street within the local conservation area. It has amenities and bus links just a stone's throw away, and is within walking distance of the local school, and golf course. Spectacular beaches are within easy reach too, along with picturesque countryside walks. Nearby Longniddry also provides a train station with fast and frequent connections to Edinburgh city centre. Whilst the property would benefit from modern upgrades, it has been well looked after and remains an outstanding opportunity for families and investors seeking a large home close to the sea.

GENERAL FEATURES

- Spacious link semi-detached cottage
- A traditional C-listed building
- In the Aberlady conservation area
- Near the coast and countryside
- EPC Rating - D | Council Tax band - G

ACCOMMODATION FEATURES

- Central entrance hall with storage
- Rear porch with back garden access
- Living room with a feature fireplace
- Generously proportioned dining kitchen
- Utility room with a separate store room
- Naturally-lit landing with storage
- Four spacious double bedrooms
- Fifth double bedroom/home study
- 3pc bathroom with overhead shower
- Convenient WC on the first floor
- Generous built-in storage and wardrobes

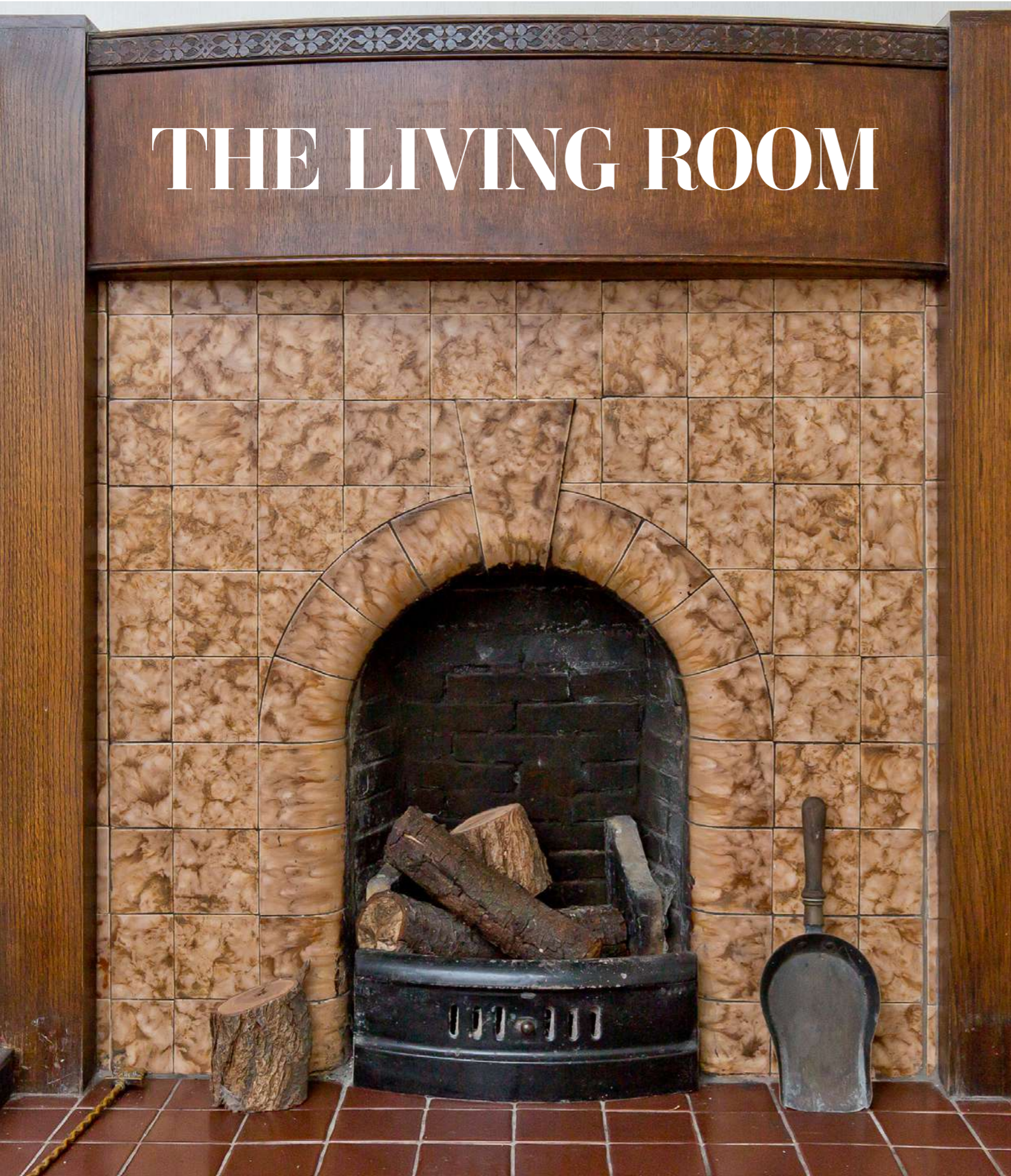
EXTERIOR FEATURES

- Easy-to-maintain front garden
- Substantial, south-facing rear garden
- An attached and versatile workshop
- The Stables outbuilding with two stores
- Unrestricted on-street parking

A UNIQUE PROPERTY WITH A CHARMING FRONTAGE



Rose Cottage has an attractive and characterful façade, with squared and coursed sandstone and a unique piended M-shaped roof. Stepping inside, you are greeted by a central hall with two storage cupboards and a rear porch for muddy boots, which extends out into the back garden.



THE LIVING ROOM



with a feature fireplace

The living room is to the front of the home, providing a spacious reception area for everyday use. It is enhanced by crisp white décor and a fitted carpet, creating a neutral aesthetic that is easy to style. The room further benefits from a shelved recess for display items and it has a lovely feature fireplace, which provides this reception area with a wonderful focal point for arranging furniture.





THE DINING KITCHEN



With generous proportions



Next door to the living area, the dining kitchen has generous dimensions to accommodate a table and chairs. It is fitted with cabinets and workspace, as well as additional built-in storage. It has a bright, south-facing aspect, and is finished with a timber-panelled ceiling and chic splashbacks. A Rayburn Royal range cooker is included (although not currently connected), along with all freestanding white goods. Furthermore, there is a useful serving hatch to the living room; plus, there is a neighbouring utility room, which has access to a handy store as well.

The dining kitchen has a has a bright, south-facing aspect





FOUR MAIN DOUBLE BEDROOMS

A high degree of versatility

The four main double bedrooms are on the first floor, connected to a naturally-lit landing with storage. Overlooking the south-facing rear garden, the principal bedroom boasts an expansive footprint and a light-filled ambience. It enjoys light décor and painted wooden floorboards, as well as a handsome feature fireplace. It also offers homeowners the flexibility to be used as an additional reception space, if preferred. Meanwhile, the three remaining bedrooms on this floor are all carpeted and equipped with built-in wardrobes, with bedroom three also enjoying a feature fireplace for added decoration. A fifth double bedroom is on the ground floor, providing a built-in wardrobe and the versatility to be used as a study or home office, if required.





Overlooking the south-facing rear garden, the principal bedroom boasts an expansive footprint and a light-filled ambience



A BATHROOM AND A WC

The bathroom is on the ground floor, enjoying bright and spacious proportions. It is fitted with a three-piece suite and an overhead shower. In addition, there is a convenient WC located on the first floor as well.

Extras: all fitted floor and window coverings, light fittings, the range cooker, a freestanding electric cooker, a fridge/freezer, a freezer, a dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.





A MASSIVE GARDEN



that captures all-day sun

In addition to an easy-to-maintain front garden, the property features a substantial rear garden, which is fully enclosed and with a suntrap, south-facing aspect. Laid with a sprawling lawn and a patio area, the rear garden certainly offers an abundance of space – all framed by mature planting. It comes with a greenhouse, and is perfect for all family members too, including pets. In addition, the home has an attached workshop and The Stables: a former stable now used as a separate workshop outbuilding with two large stores. Both are ideal for creative use, providing a wealth of possibilities and the potential for conversion (subject to consent).



ABERLADY. NORTH BERWICK

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 Craigielaw, and first-class accommodation and amenities catering for locals and visitors alike. The village is home to the Old Aberlady Inn and a Margiotta convenience store which stocks Waitrose products. The old Duck Inn, a former award-winning establishment, is also set to reopen under new ownership. 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.



The seaside village of Aberlady is one of exceptional natural beauty



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