

# GABLE COTTAGE

High Street, Aberlady, Longniddry EH32 0RB







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Aberlady is one of exceptional natural beauty





PROPERTY NAME

GABLE COTTAGE

LOCATION

Aberlady, EH32 0RB



GROUND-FLOOR



FIRST-FLOOR

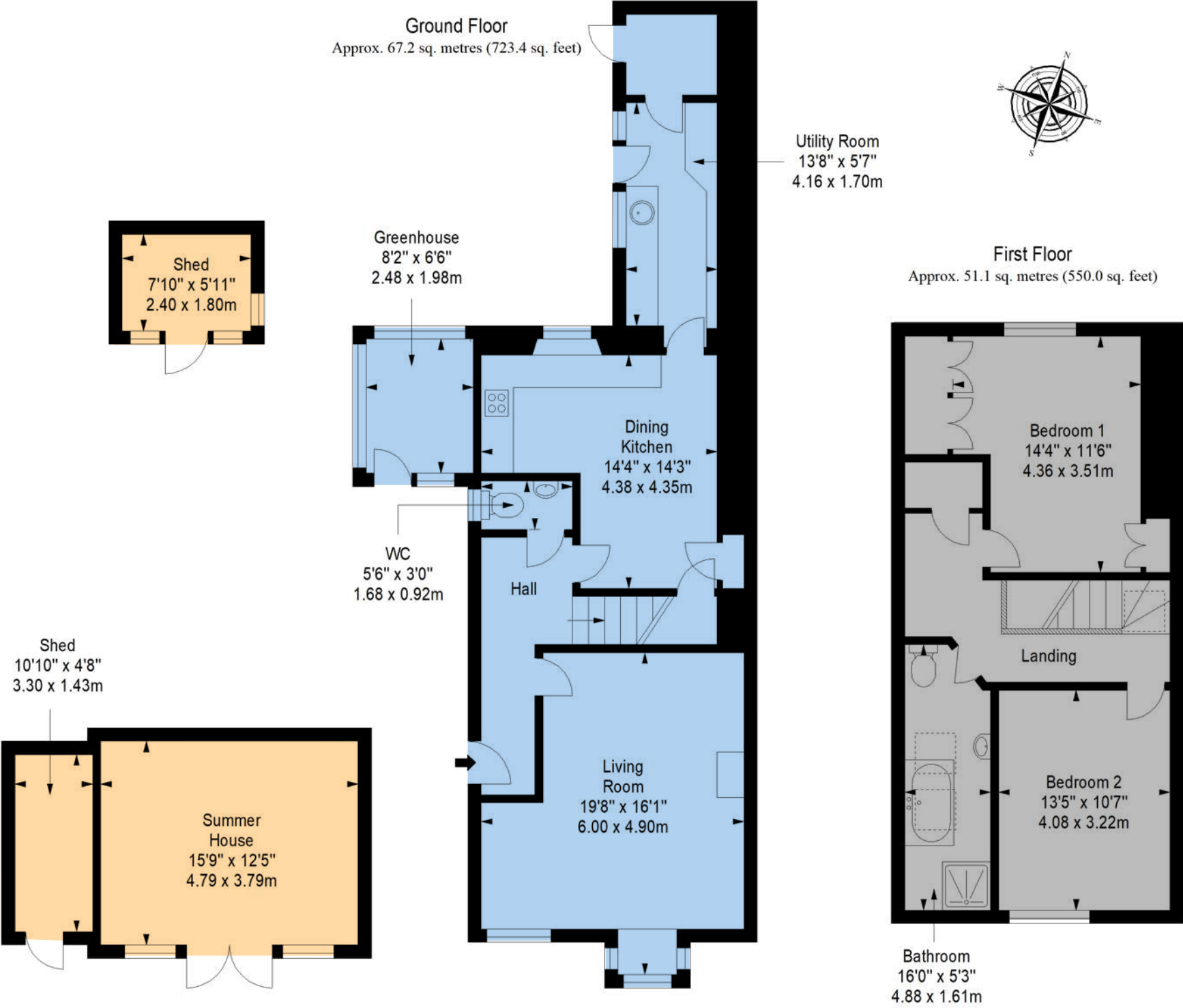


EXTERNALS

APPROXIMATE TOTAL AREA:

146.1 sq. metres (1572.6 sq. feet)

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





# INTRODUCING GABLE COTTAGE

A beautiful two-bedroom home with spacious interiors and carefully landscaped gardens, offering an idyllic coast and country lifestyle in the sought-after seaside village of Aberlady.







Conveniently nestled on the High Street of Aberlady, this enchanting two-bedroom end-terrace cottage offers an enviable village lifestyle with unfettered access to local amenities, as well as East Lothian’s stunning coastline and countryside. The south-facing home is beautifully presented to an exceptional standard, providing bright and airy rooms with neutral interior design and quality finishings. It features a Shaker-inspired dining kitchen and a luxurious four-piece bathroom, and it boasts eye-catching gardens to the front and rear. Perfectly balancing character, comfort, and practicality, Gable Cottage is an outstanding opportunity for those seeking a move-in ready home in a highly sought-after village location.

## GENERAL FEATURES

An enchanting cottage offering a coast and country lifestyle  
Situating on the High Street in the village of Aberlady  
Bright and airy accommodation finished to high standards  
Neutral interior design and quality finishings throughout  
Inspiring far-reaching views over the garden to the sea  
EPC Rating - D | Council Tax band - E

## ACCOMMODATION FEATURES

Welcoming entrance hall with a chic WC  
South-facing living room with a log-burning stove  
Elegant, Shaker-inspired dining kitchen  
Separate utility room with additional storage  
Bright landing with airing cupboard and attic access  
Two double bedrooms (one with built-in wardrobes)  
Approved plans for a third bedroom  
Premium bathroom with a four-piece suite

## EXTERIOR FEATURES

Leafy front garden with mature planting  
Large, fully-enclosed rear garden set over two levels  
Two sheds, a greenhouse, and a large summerhouse  
Unrestricted on-street parking





# WELCOME TO GABLE COTTAGE

offering a  
coast and  
country  
lifestyle



## THE ENTRANCE

Upon entering, you are welcomed by an entrance hall adorned in neutral tones and a wood-style floor. It offers a lovely introduction and a handy WC, enhanced by tongue-and-groove panelling and chic feature wallpaper.







# AN INVITING LIVING ROOM

with a cosy  
log-burning stove

Continuing the hall's attractive aesthetic, the living room is instantly inviting. It has a spacious footprint for comfortable lounge furniture and a dedicated space for a home workstation. Furthermore, a south-facing box bay window floods the room in natural light, coming complete with a fitted window seat for quiet contemplation. There is excellent display storage thanks to fitted shelving and there is a cosy log-burning stove, which forms the focal point for snug evenings in. Intricate cornice work adds a final touch of sophistication.









# THE KITCHEN



## A Shaker-inspired dining kitchen that exudes elegance

The Shaker-inspired dining kitchen exudes elegance with its tasteful colour palette. It features ample cabinet storage and wood-toned worksurfaces, framed by a neat line of splashback tiles. For relaxed meals and socialising whilst cooking, it also accommodates a dining table and chairs, as well as a range of integrated and freestanding appliances. A neighbouring utility room provides further storage and a discreet space for laundry.



There are approved plans for a kitchen extension, a snug and a third bedroom.

Extras: integrated kitchen appliances (gas hob, extractor hood, raised oven/grill, and dishwasher) 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.





ample  
cabinet  
storage and  
wood-toned  
worksurfaces





# BEDROOMS

## Two double bedrooms with thoughtful decoration

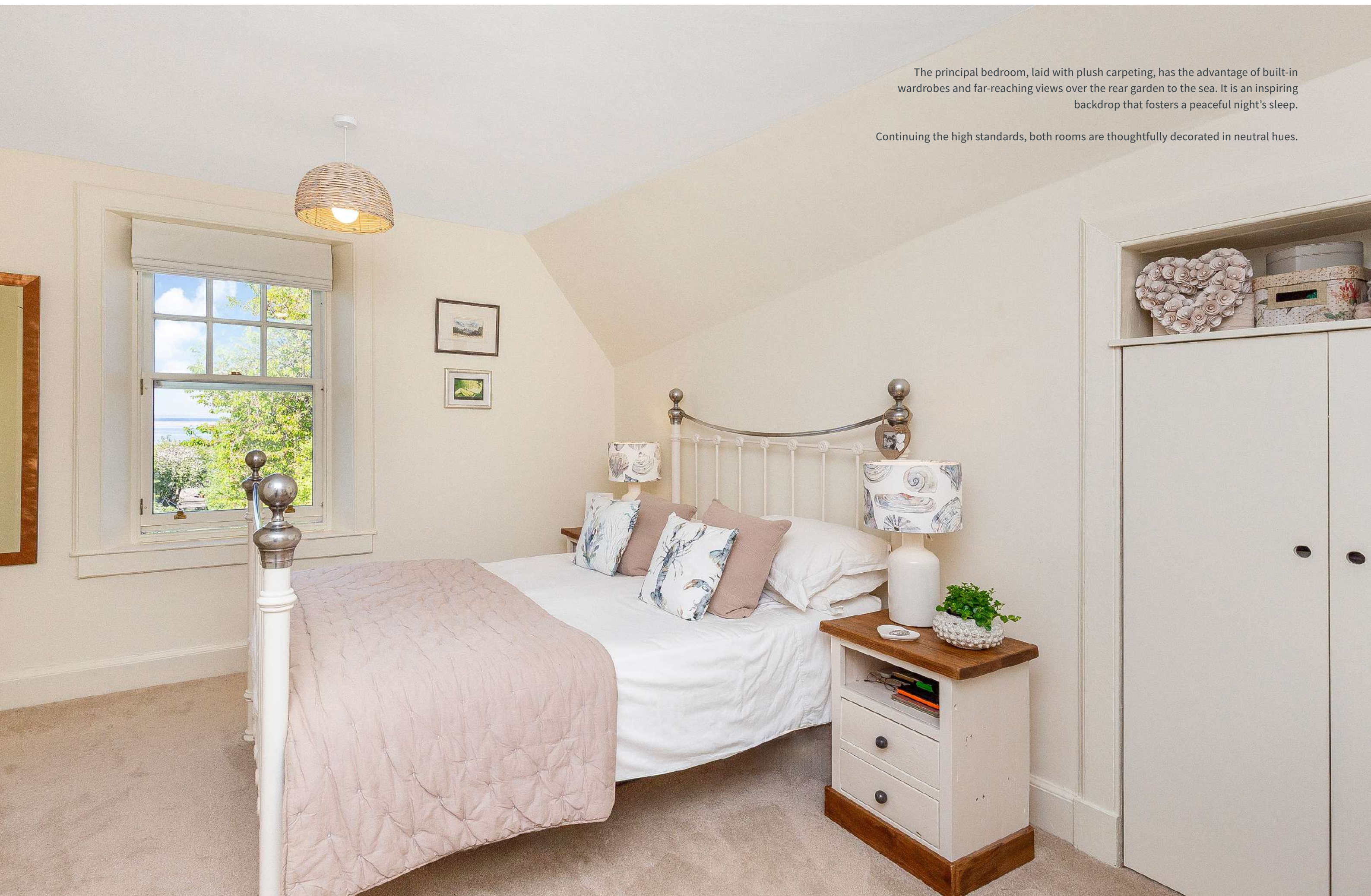
Ascending to the first floor, a naturally-lit landing provides an airing cupboard and attic access before leading to the two double bedrooms, both of which are bright and airy. The second bedroom features wooden floorboards for added character and ease of maintenance.





The principal bedroom, laid with plush carpeting, has the advantage of built-in wardrobes and far-reaching views over the rear garden to the sea. It is an inspiring backdrop that fosters a peaceful night's sleep.

Continuing the high standards, both rooms are thoughtfully decorated in neutral hues.





"... far-reaching views over the rear garden to the sea. It is an inspiring backdrop that fosters a peaceful night's sleep..."







## THE BATHROOMS



### A premium bathroom and a WC

In addition to the downstairs WC, there is a bright first-floor bathroom that is attractively styled, setting light décor above tongue-and-groove panelling. It has a premium four-piece suite as well, which includes a storage-set washbasin, a toilet, a shower cubicle, and a luxurious double-ended bath with a handheld shower.





## GARDENS & PARKING

### A magical garden with colourful planting



Externally, a mature and leafy front garden adds to the home's façade, enhancing the inviting first impression. There is also a large rear garden which unfolds in two tiers. Carefully landscaped, this magical outdoor space features a charming decked area, a patio, and manicured lawns, all enclosed by vibrant, established plants that enhance its idyllic nature. Fully enclosed for privacy and security, it also features two sheds and an attached greenhouse.

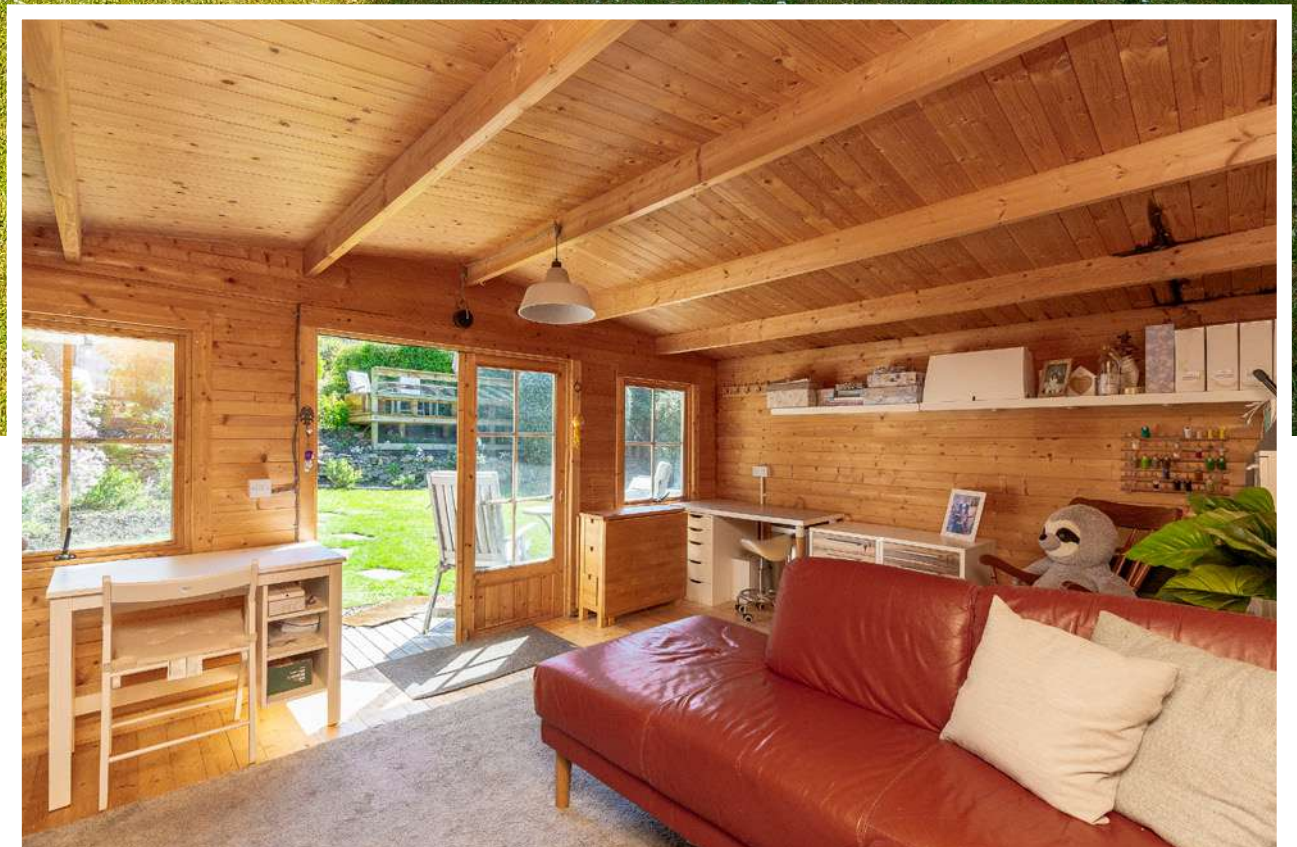




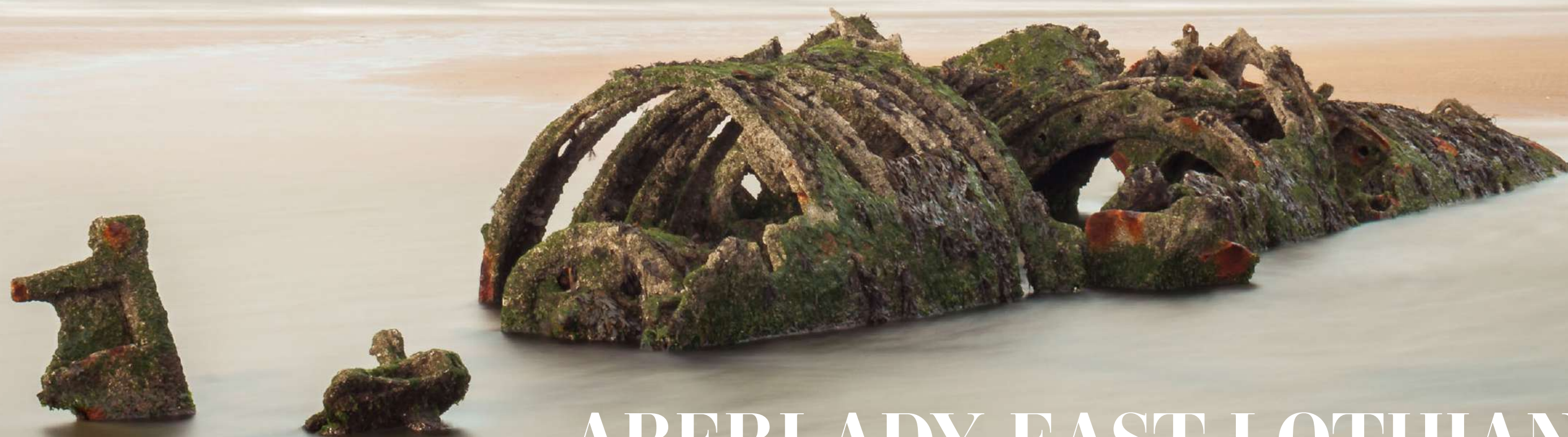
Two sheds, a greenhouse,  
and a large summerhouse



In addition, there is a sizeable wooden summerhouse that has lighting, electric sockets, and ample space for a peaceful and highly versatile retreat to suit your needs, whether used for relaxing, entertaining, or creative pursuits. Parking in the area is on street and unrestricted.







# ABERLADY, EAST LoTHIAN

**A tranquil afternoon can  
be spent walking along  
the shore or visiting idyllic  
Aberlady Bay – Britain's first  
local nature reserve**

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, a Margiotta convenience store which stocks Waitrose products, and The Leddie: a boutique bar, restaurant, and 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.





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