



GILSON GRAY



13 LUFFNESS GARDENS, ABERLADY

# 13 Luffness Gardens

---

13 Luffness Gardens is a well proportioned four bedroom detached villa, quietly located within an established modern development in the charming village of Aberlady and within the catchment area for North Berwick High School. The property offers flexible family accommodation over two levels with particular note being paid to the principle accommodation which comprises of a formal living room, dining room and double conservatory. To the outside there is ample off street parking for several cars and to the rear, an enclosed garden which comprises of a paved and wooden patio areas and grass lawn. There is also a recently installed summer house that could be used for a variety of uses including home office, hobby room or gym.

Included in the sale:

- Range cooker
- Integrated dishwasher
- American Style fridge / freezer
- Conservatory wall mounted fire





13 Luffness Gardens is perfect for families looking for a good quality family home that is within easy commuting distance of Edinburgh as well as being located close to lovely coastal walks and a good range of local amenities.

---

#### AGENT'S NOTES

ROB MCGREGOR, HEAD OF ESTATE AGENCY

13 LUFFNESS GARDENS, ABERLADY





**Kitchen**  
Modern design.

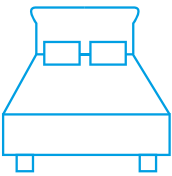


**Bedrooms**  
Spacious with built in storage.

# SUMMARY

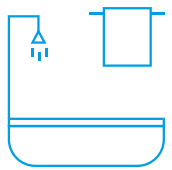
**4**  
**Bedrooms**

The master bedroom with ensuite shower room and built in storage is accompanied by 3 further double bedrooms - all including built in sliding door storage.



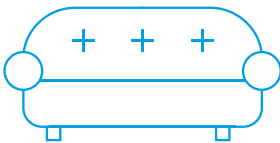
**2**  
**Bathroom**

The second-floor benefits from a master bedroom with an ensuite shower room and family bathroom.



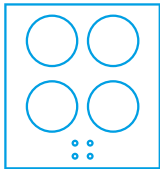
**3**  
**Reception rooms**

Spacious livingroom is accompanied by a well located dining room and double conservatory.



**1**  
**Kitchen**

Modern breakfasting kitchen situated towards the rear of the property facing the garden.



**Bathrooms**  
Well positioned bathroom, shower room and ground-floor WC.







# FLOOR PLANS

Approached via a private driveway, the property comprises:

**Ground floor:**

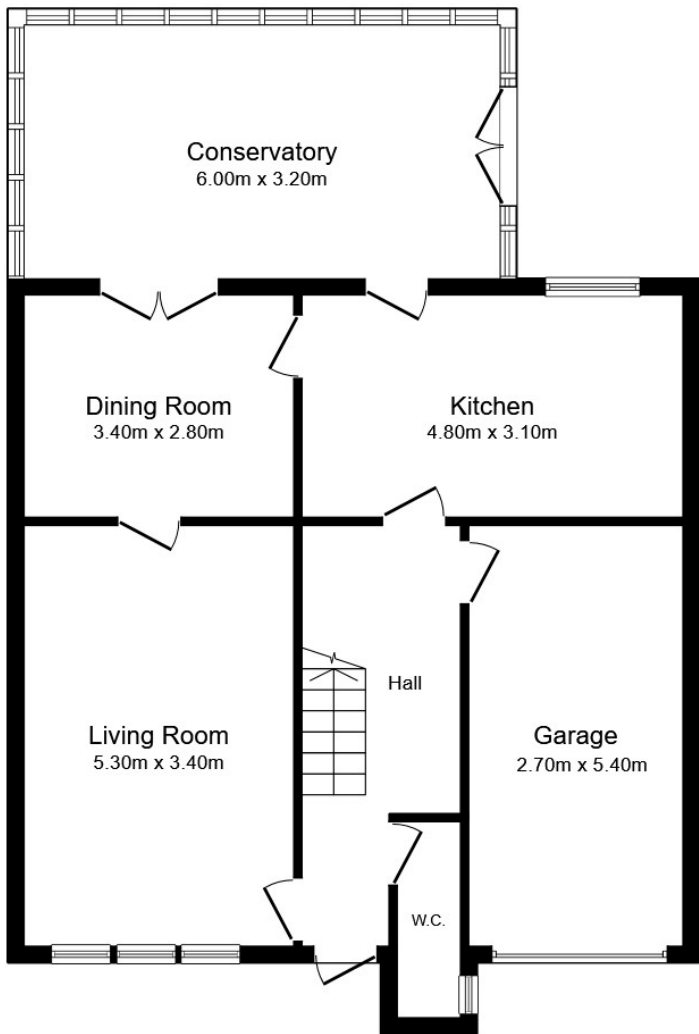
- Hallway
- Living room
- Dining room
- Modern breakfasting kitchen
- Double conservatory
- WC
- Integrated garage

**First floor:**

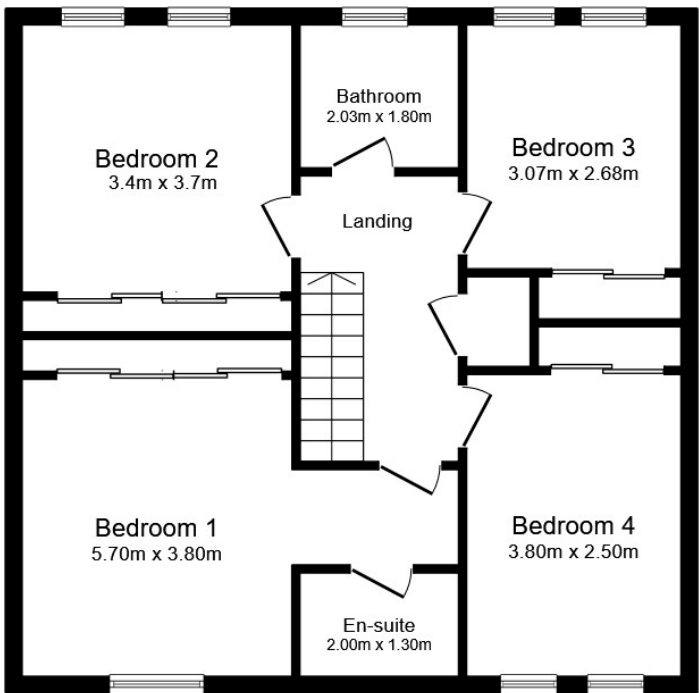
- Upper landing
- Master Bedroom with en-suite shower room
- Three further double bedrooms
- Family bathroom

**External:**

- Gardens front and rear



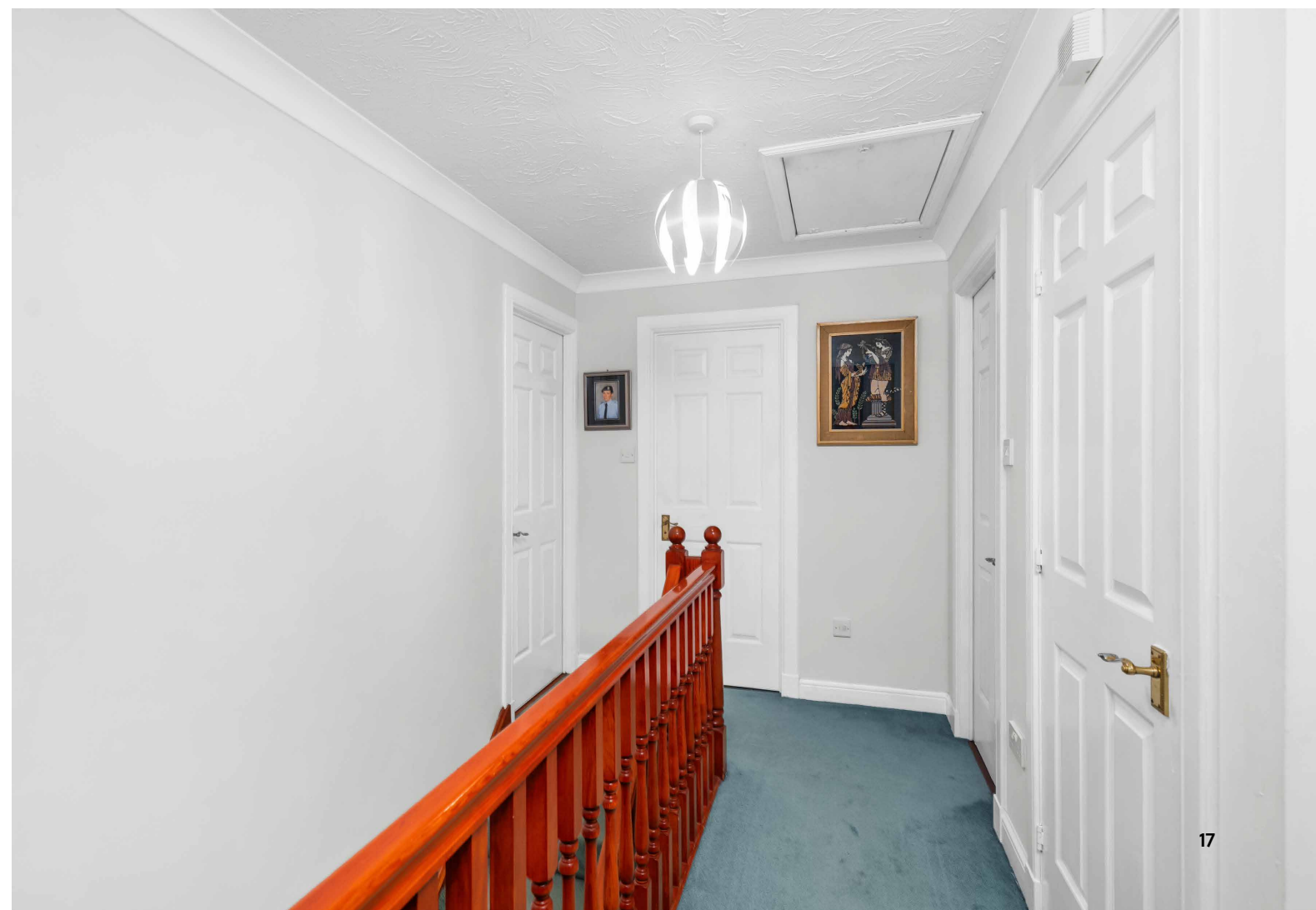
**Ground Floor**  
Floor area 89.2 sq.m.



**First Floor**  
Floor area 68.1 sq.m.

Total floor area: 157.3 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)







# 13 LUFFNESS GARDENS, ABERLADY



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fitting and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you with the pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above property or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.