



13 LUFFNESS GARDENS, ABERLADY

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Beautiful Four-Bedroom Detached Home in Aberlady

Situated in the picturesque East Lothian coastal village of Aberlady, this spacious four-bedroom detached home enjoys a peaceful position within a private cul-de-sac of just twenty-one houses. Surrounded by landscaped communal grounds and benefitting from ample private parking, the property offers superb family accommodation in one of East Lothian's most desirable locations.

The Property

This attractive detached home provides generous accommodation arranged over two floors and enjoys a south-facing rear garden. The property benefits from gas central heating, timber-framed double glazing, and full loft and cavity wall insulation.





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

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SUMMARY



Kitchen

Modern design with instant boiling tap.



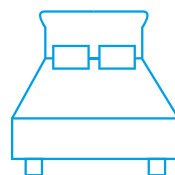
Bedrooms

Spacious with built in storage.

4

Bedrooms

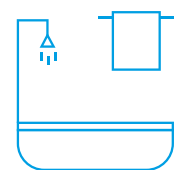
The master bedroom with ensuite shower room and built in storage is accompanied by 3 further double bedrooms - all including built in sliding door storage.



2

Bathroom

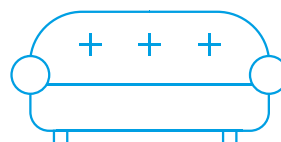
The second-floor benefits from a master bedroom with an ensuite shower room and family bathroom.



3

Reception rooms

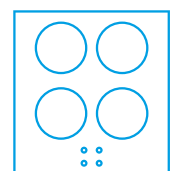
Spacious livingroom is accompanied by a dining room and double conservatory.



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.

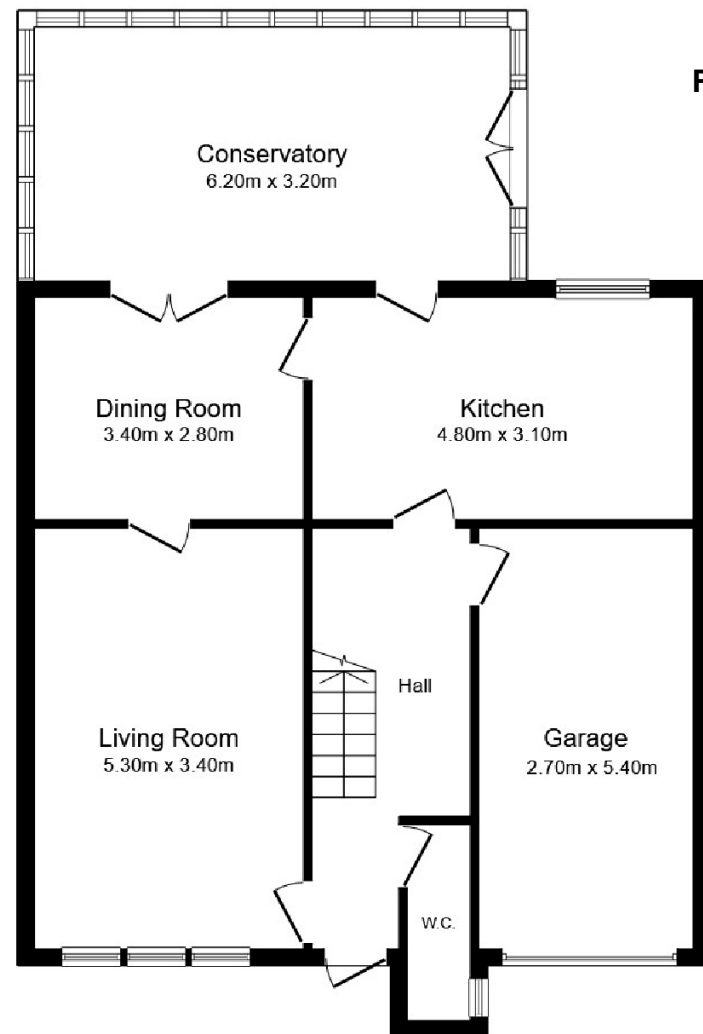




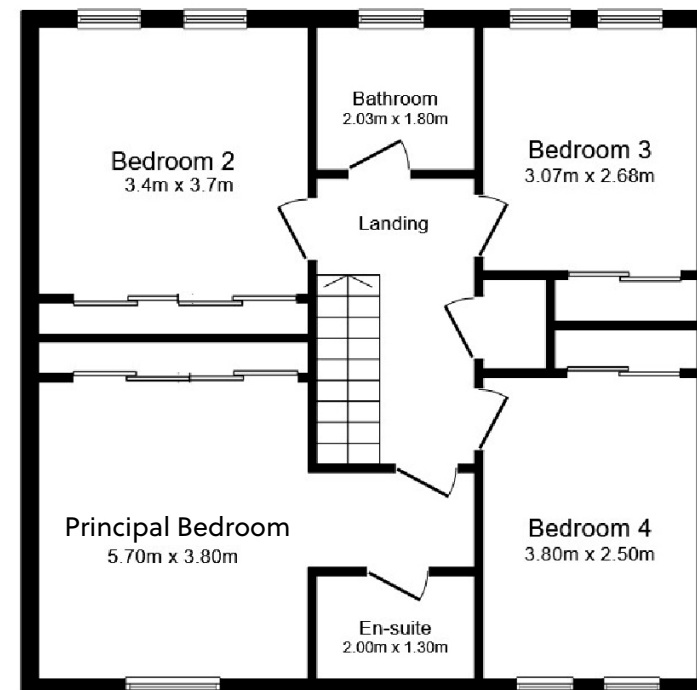


SUMMARY OF ACCOMODATION

Floorplans



Ground Floor
Floor area 89.8 sq.m.



First Floor
Floor area 68.1 sq.m.

Total floor area: 157.9 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

Formed over two levels, the property comprises:

Ground Floor

A bright and welcoming entrance hallway gives access to a convenient downstairs WC and a large under-stairs storage cupboard.

The spacious lounge features LED spotlights, a real-flame gas fire, and French doors opening into a separate dining room, ideal for family gatherings or entertaining guests.

The modern kitchen, recently upgraded, includes an integrated dishwasher, a stainless-steel range cooker, instant boiling hot water tap and a large American-style fridge freezer. A striking glass splash back, showcasing an exclusive photograph of the bridge leading to the Aberlady Nature Reserve, adds a unique local touch.

Leading from both the kitchen and dining room, the impressive double conservatory extends across the rear of the house. With its own radiator, it provides the perfect space for relaxing and while viewing the mature, enclosed south-facing garden.

The integrated garage is accessible directly from the hallway, completing the ground-floor layout.

First Floor

A wooden spindle staircase leads to a generous upper landing, providing access to four large double bedrooms — each fitted with full-length mirrored wardrobes offering excellent storage.

The principal bedroom includes a stylish en-suite shower room with a large enclosed shower cubicle and chrome heated towel rail.

The family bathroom is fitted with a bath and overhead electric shower.

External

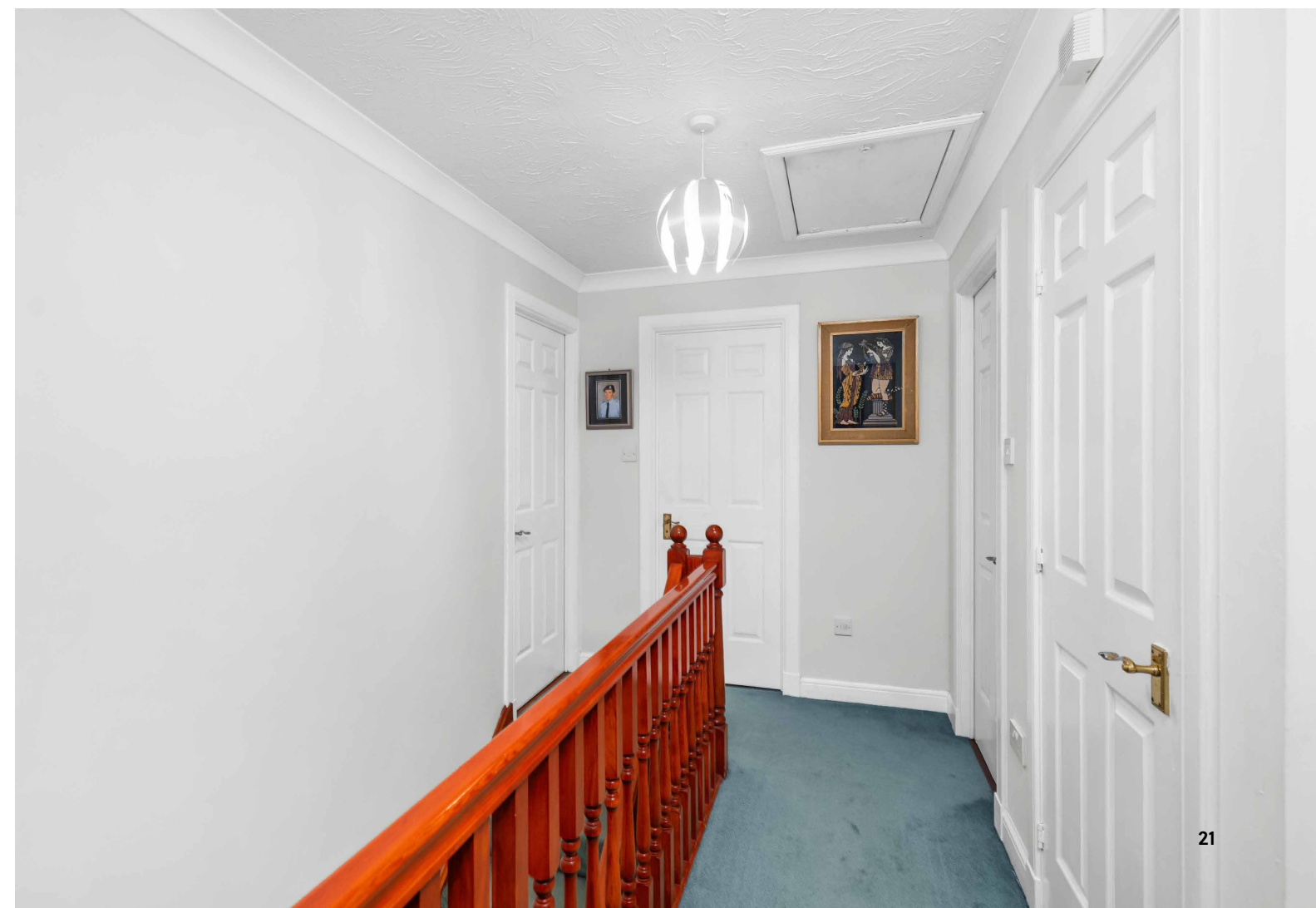
The property benefits from a solid timber construction Garden Room with insulation and its own power supply. Potential use as an office / gym / playroom.

Included in the sale:

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







External Features

To the front, a large monoblocked driveway provides off-street parking for at least two vehicles.

To the rear, the enclosed south-facing garden offers a tranquil outdoor space with a timber garden room/home office (approx. 3 m × 3.5 m) complete with power supply — ideal for home working, hobbies, or additional storage.



Aberlady is a charming East Coast village renowned for its beautiful beaches, scenic countryside walks, and excellent golf courses. The village has a strong community spirit, with a highly regarded primary school and inclusion within the catchment area for the sought-after North Berwick High School. Edinburgh is easily accessible by road or rail, making this an ideal base for family life or commuting.



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