

5 THE GARDENS

Aberlady, East Lothian, EH32 0SF

DESIRABLE
coastal village setting



5 THE
GARDENS

GILSONGRAY
LAW • PROPERTY • FINANCE

CONTENTS

**04****The floorplan****08****Reception hall**

A welcoming vestibule and reception hall

11**The dining room and snug**

A formal dining room and a ground-floor snug, both with garden access

13**The breakfasting kitchen**

Bright, tastefully appointed kitchen with breakfasting area

17**The living room and sea-facing balcony**

First-floor living room with study area and gas fire

20**The bedrooms**

Three double bedrooms, including a principal with fitted wardrobes

26**Shower room and bathroom**

The property features a ground-floor shower room, as well as a first-floor bathroom

28**Beautiful gardens**

Front garden and large, enclosed south-facing rear garden

34**Aberlady**

Occupying a unique setting on the rugged East Lothian coastline



PROPERTY NAME

5 The Gardens

LOCATION

East Lothian, EH32 0SF

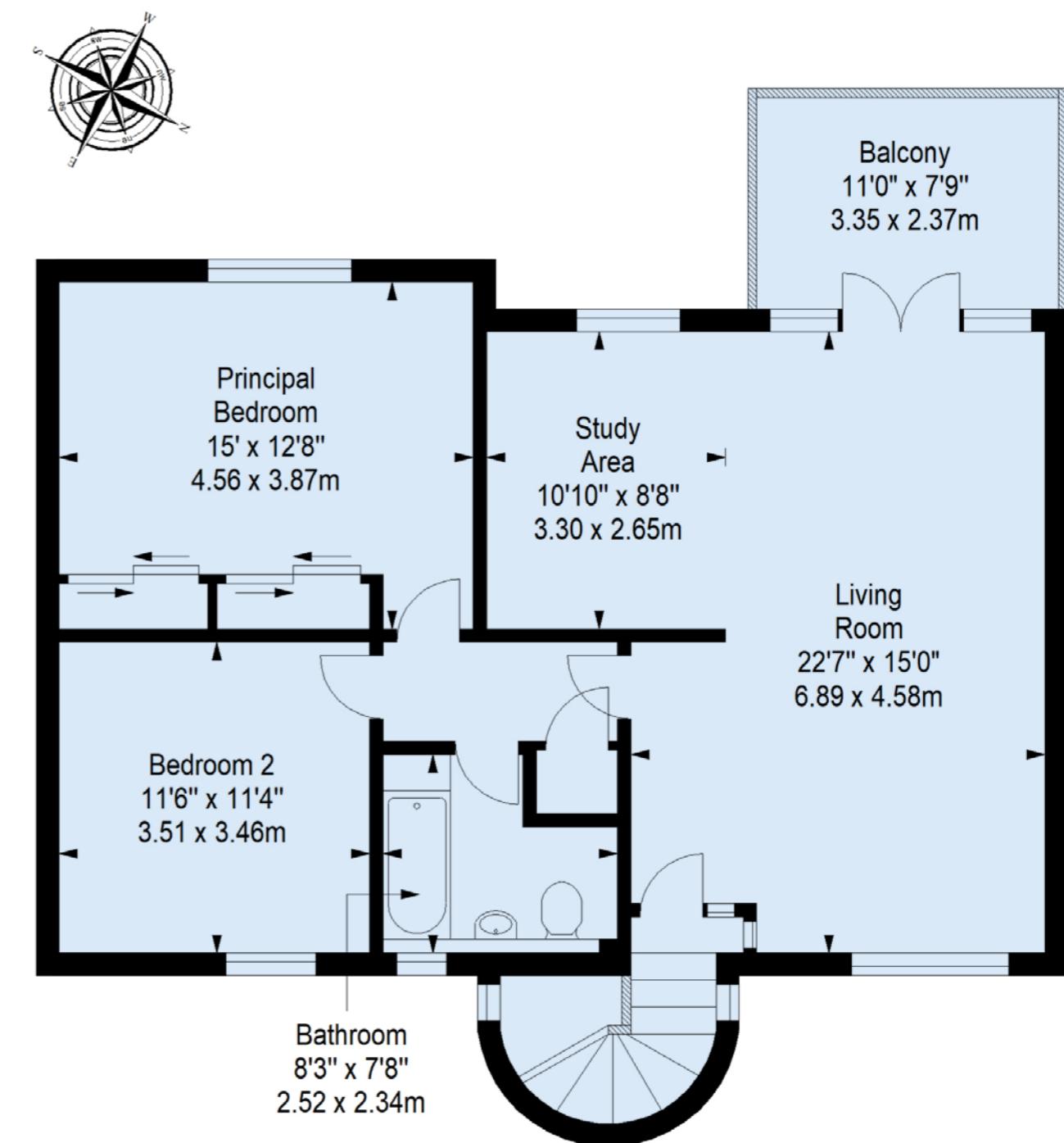
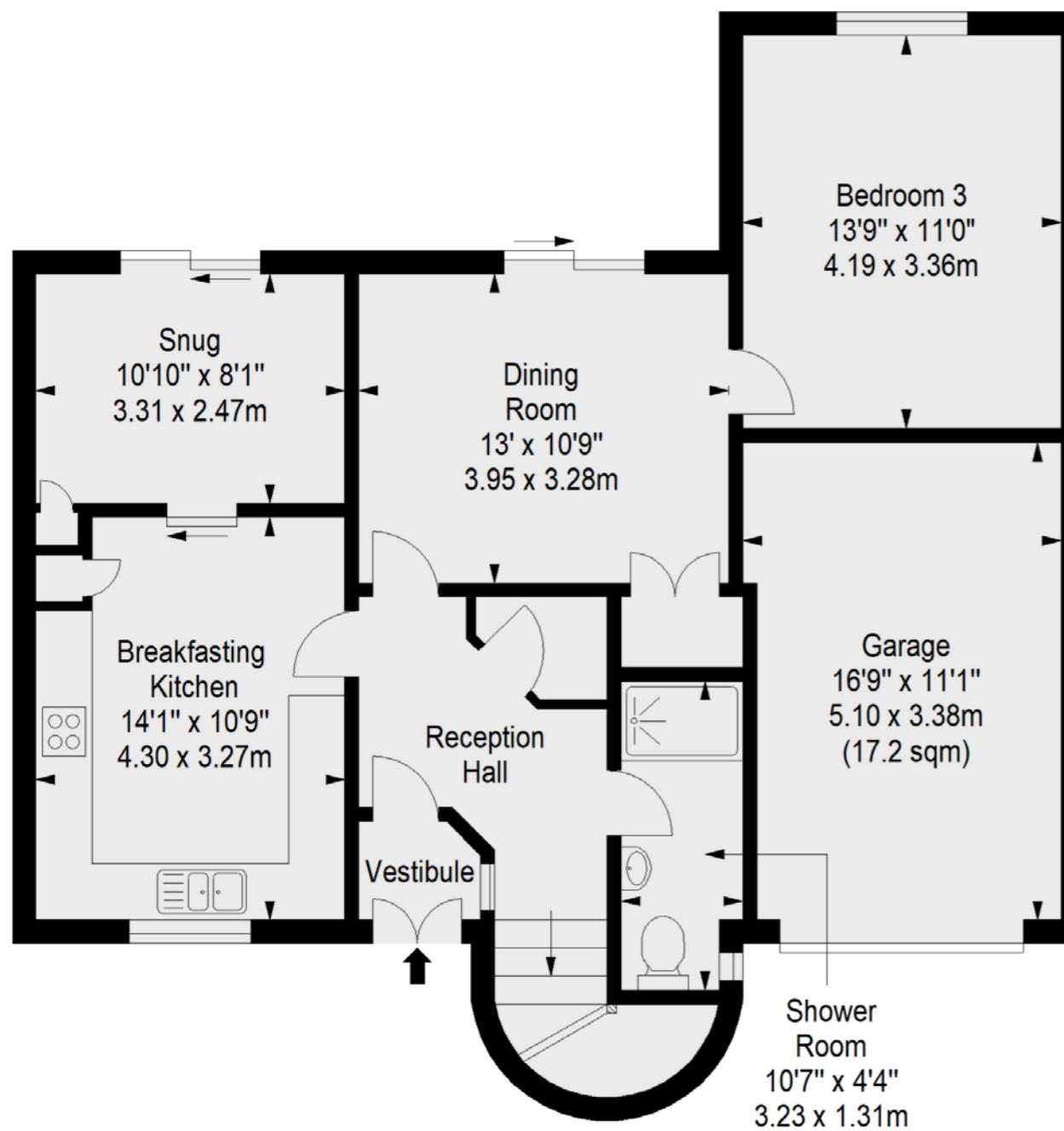
APPROXIMATE TOTAL AREA:

152 sq. metres (1636.2 sq. feet)

GROUND-FLOOR

FIRST-FLOOR

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



WELCOME TO 5 THE GARDENS



The Gardens is an exclusive enclave of traditional-inspired homes, featuring characterful rendered façades and pan-tiled roofs evocative of the rural Scottish landscape. Set amid leafy surroundings just moments from Aberlady Bay Nature Reserve, the location enjoys coastal tranquillity while remaining within easy reach of village amenities, nearby North Berwick, and—within a 30-minute drive—the city of Edinburgh. Rail links are also available from neighbouring Longniddry. No. 5 is a spacious and flexible home, offering appealing opportunities to personalise and modernise to taste.

GENERAL FEATURES

Desirable coastal village setting with good everyday amenities
Peaceful residential enclave near Aberlady Bay Nature Reserve
Spacious detached, traditional-inspired home
Upside-down living with balcony maximising sea views
Favourable south-west-facing rear aspect
Flexible accommodation with scope to modernise
EPC Rating - C | Council Tax band - G

ACCOMMODATION FEATURES

Bright vestibule & reception hall with built-in storage
Formal dining room with storage and garden access
Ground-floor snug with storage and access to the kitchen and garden
Bright, tastefully appointed kitchen with breakfasting area
First-floor living room with study area and gas fire
Three double bedrooms, including a principal with fitted wardrobes
Ground-floor shower room
First-floor family bathroom
Curved staircase within turret-style projection
Central first-floor landing with built-in storage

EXTERIOR FEATURES

Front garden & large, enclosed south-facing rear garden
Manicured lawns and established planting
Private driveway parking
Attached single garage



BRIGHT

vestibule and reception hall

The home is entered via a welcoming vestibule and reception hall, both benefiting from natural light and incorporating useful cloak storage and a curved staircase set within the property's distinctive turret-style projection.



THE DINING ROOM AND SNUG



**both with storage
and garden access**

From the hall, the formal dining room is accessed, where south-west-facing sliding glazed doors fill the space with afternoon sunshine and open directly onto the garden—ideal for year-round entertaining.

The same favourable aspect and direct garden access are enjoyed by the cosy snug, the second reception space on the ground floor. Linked to the kitchen via a sliding door, this versatile room is well suited as a relaxed family sitting room or playroom.



A BRIGHT & TASTEFULLY APPOINTED BREAKFASTING KITCHEN

The bright, tastefully appointed kitchen features an extensive range of oak-toned cabinetry, complemented by illuminated workspaces, a colourful mosaic splashback, and timber-style flooring. A casual seating area forms the heart of the room, perfect for everyday breakfasts and informal meals. Integrated appliances include a double oven, gas hob, washing machine, and dishwasher, with a standalone fridge freezer also provided.





A generous living room with sea-facing balcony

Set on the first floor, the generous living room is thoughtfully zoned for relaxation and a dedicated study area. A southwest-facing balcony extends the space outdoors and enjoys open views towards the sea—an idyllic spot for evening drinks at sunset. Neutral carpeting, a vaulted natural-pine ceiling, and a gas fire create a warm and inviting atmosphere.



THE PRINCIPAL BEDROOM

with a floor-length window framing tranquil garden views





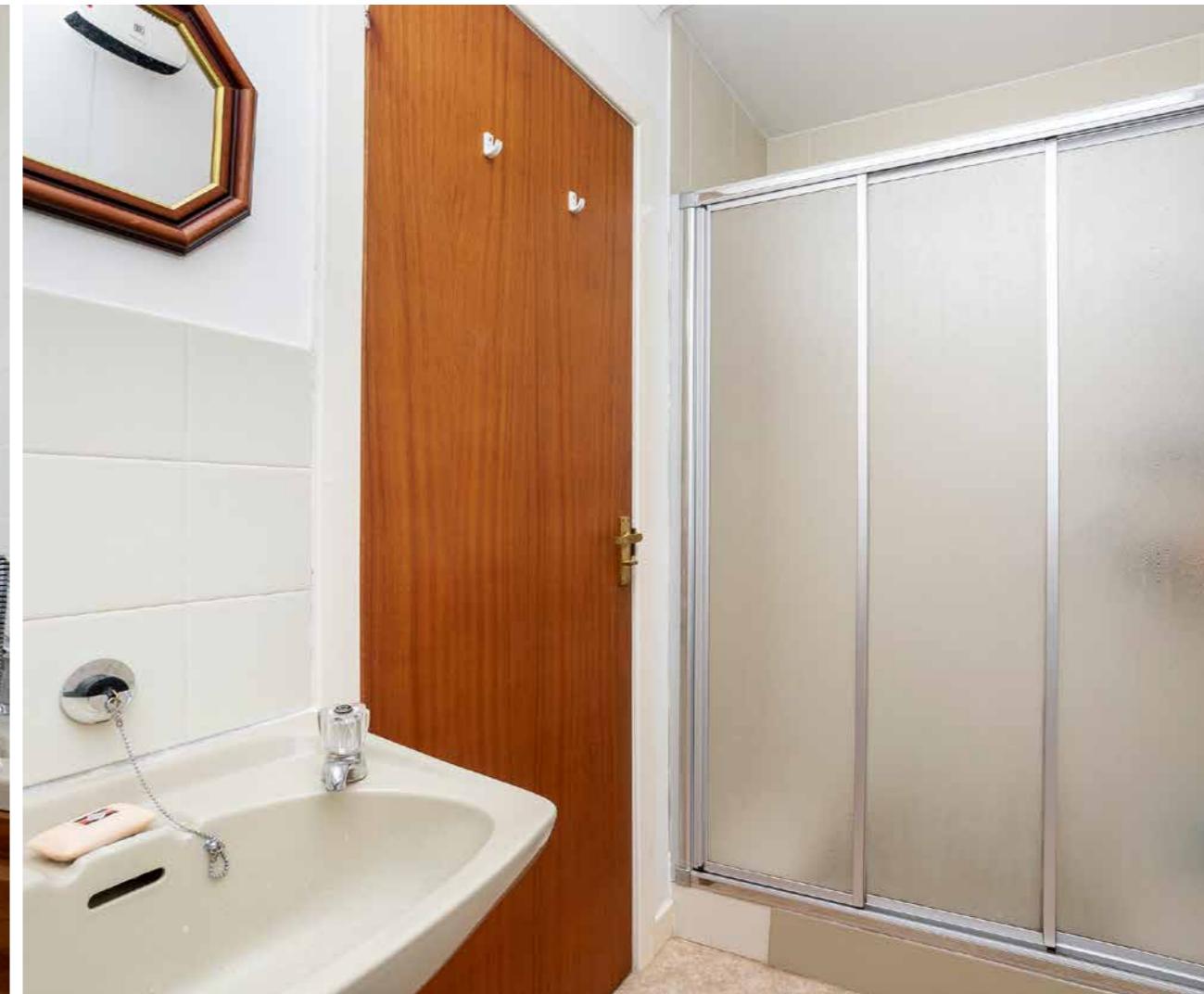
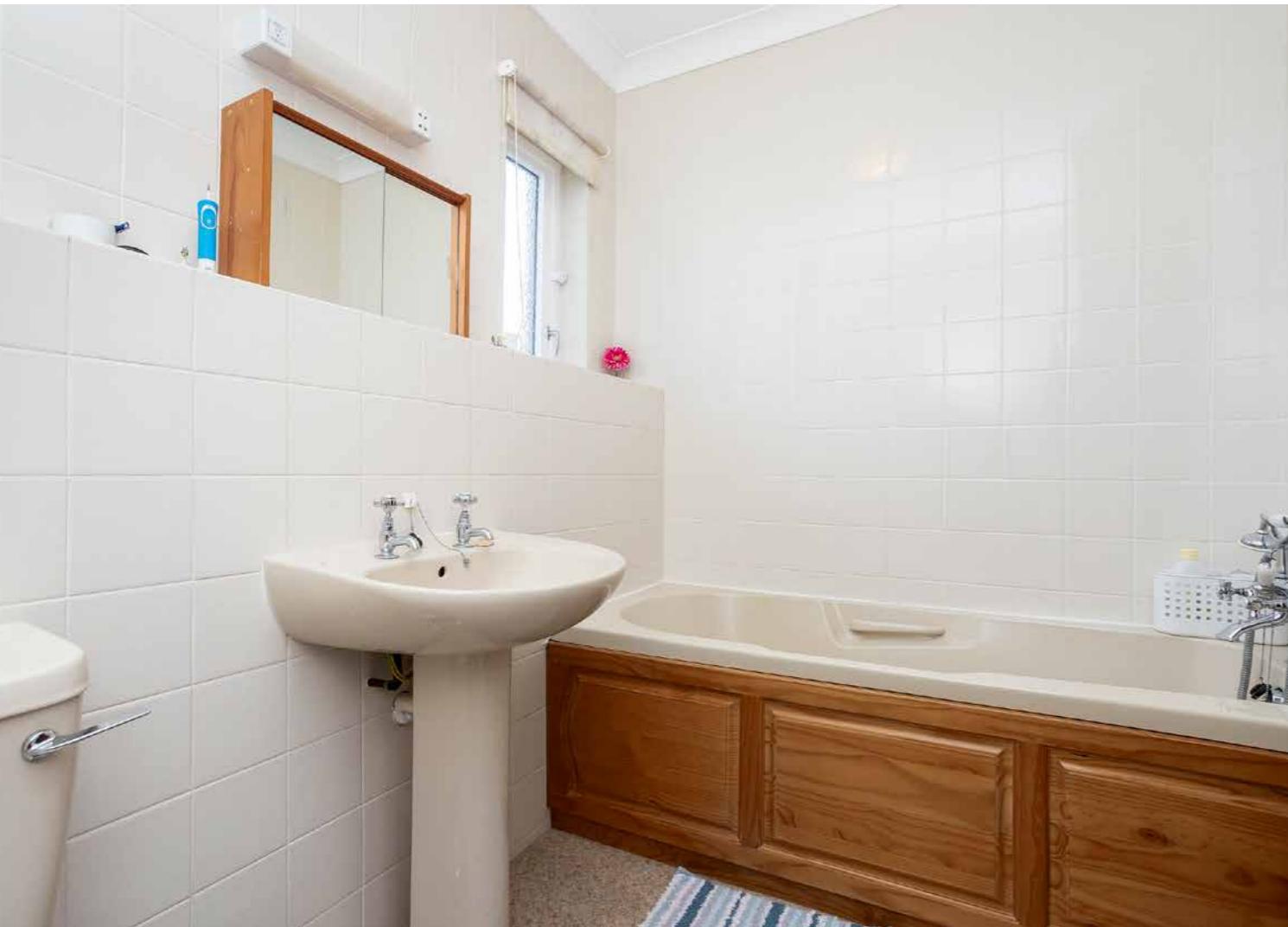


THE BEDROOMS

three doubles

The home's three double bedrooms are all well-proportioned and carpeted for comfort. The principal bedroom is positioned to the south-west-facing rear and benefits from double fitted wardrobes and a floor-length window framing tranquil garden views. A second double bedroom shares this aspect and is located on the ground floor, offering flexible accommodation for guests or multigenerational living.

THE SHOWER ROOM AND BATHROOM



Accommodating everyday living

The property features a ground-floor shower room, as well as a first-floor bathroom with a bath, easily accommodating everyday living and guests.

BEAUTIFUL GARDENS

with manicured lawns and established planting

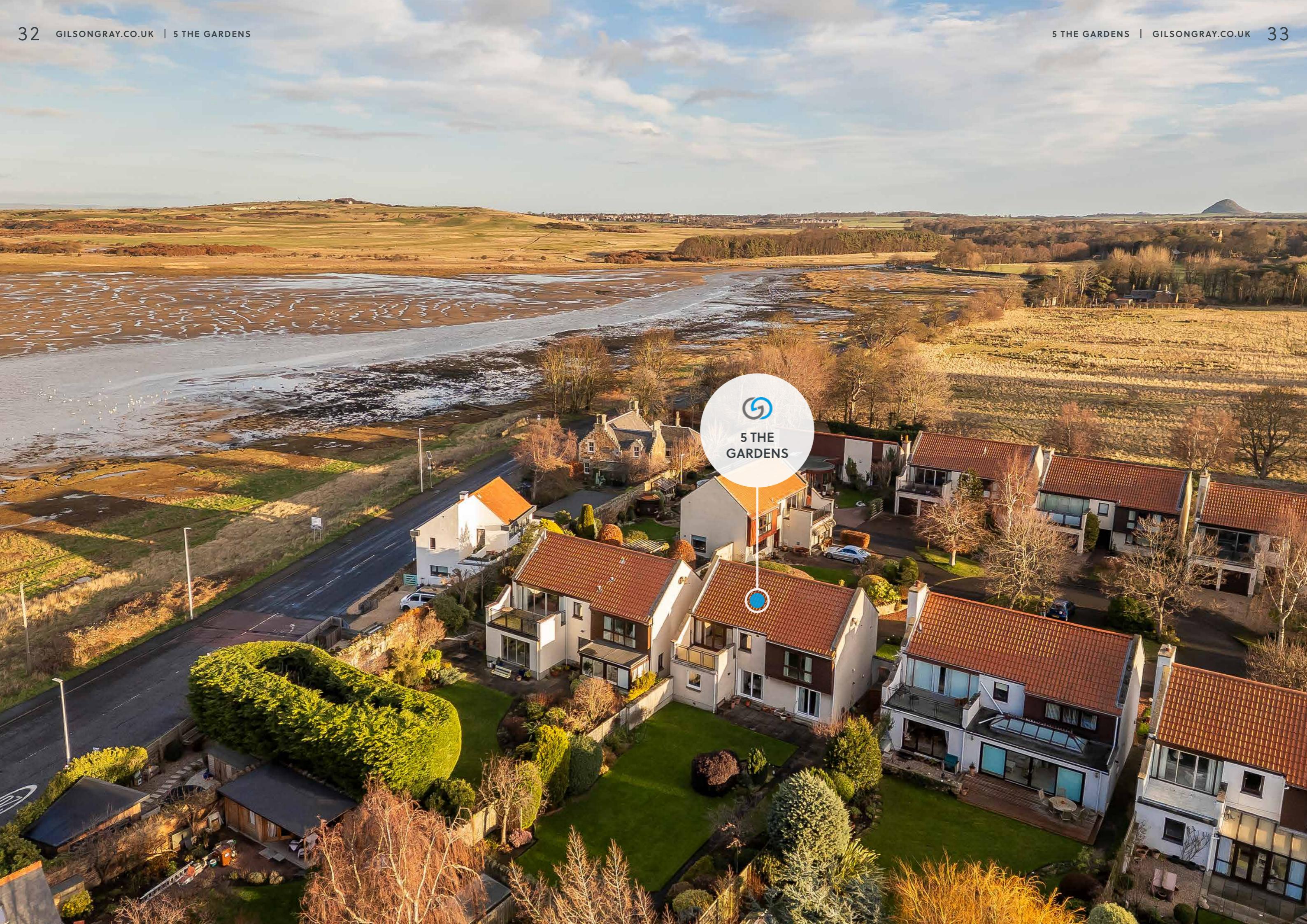




The home is accompanied by a front garden and a further south-facing rear garden, which is generously sized and fully enclosed. Attractively landscaped with manicured lawns and established planting, this secure green haven is ideal for relaxation, family fun, and summer gatherings.

A front driveway and an attached single garage complete the home, providing ample private parking and additional storage.

Extras: All fitted flooring, window coverings, light fixtures, and appliances are included in the sale.



ABERLADY

East Lothian



Occupying a unique setting on the rugged East Lothian coastline and otherwise enveloped by green rural landscapes, the picturesque village of Aberlady has become one of the most desirable residential locations in the region, owing to its unspoilt character and exceptional natural beauty, as well as a nearby Site of Special Scientific Interest. The quaint village boasts a handful of traditional pubs and restaurants, including The Old Aberlady Inn and the award-winning “The Leddie” hotel and restaurant, as well as a village store and a pop-up post office (one afternoon a week), and Luffness House, immediately adjacent to the

Aberlady Bay Nature Reserve. For more extensive shopping, along the coast is North Berwick, whose traditional High Street is bursting with boutiques and independent retailers. Meanwhile, 10 minutes’ drive inland is the historic market town of Haddington. Residents of Aberlady enjoy a wealth of outdoor pursuits right on their doorstep, from bracing strolls along the beach (part of the John Muir Way) to fishing, hiking and horse riding in the surrounding countryside.



MIDGET SUBMARINE WRECK IN THE BAY

East Lothian is a mecca for golfers, and around Aberlady are numerous hidden gems, including the golf clubs of Kilspindie, Luffness and Craielaw. Nursery and primary schooling is provided locally at the village primary school, followed by secondary schooling at nearby North Berwick High School. Aberlady is conveniently located for the A1 and is just 30 minutes’ drive from Edinburgh. The village is also served by regular bus routes to Edinburgh, North Berwick and Haddington, and is just five minutes’ drive from the nearest train station at Longniddry.



Gilson Gray East Lothian | 33 Westgate, EH39 4AG | 01620 893 481

GILSONGRAY.CO.UK

 @gilsongrayprop  gilson gray property  gilson gray property  @gilsongrayprop



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 fittings 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 wish to 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 subjects 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.