

COULTERS[©]

BAYVIEW WEST MAINS STREET

ABERLADY, EAST LOTHIAN, EH32 0RF

 6 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated within the very heart of the highly desirable coastal village of Aberlady, this beautifully bright and spacious C-Listed six bedroom family home offers fantastic accommodation.

The property is situated close to all local amenities and within walking distance of the local primary school. It benefits from a large private rear garden with raised patio, mature planting, open lawn and garden office currently used as a gym.

KEY FEATURES



Beautiful C Listed family home



6 bedrooms



Private rear garden with mature planting



Nearby on street parking



Within a short walk of the local primary school

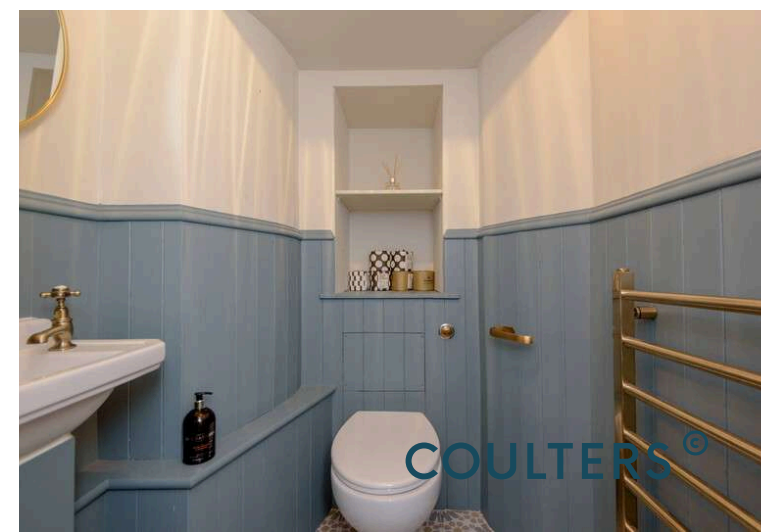


Sea views over Aberlady Bay



The property comprises; welcoming entrance hall, light filled open plan kitchen with fitted units and AGA, family area, and double height dining space which benefits from floor to ceiling windows and sliding doors, and spiral staircase to a flexible mezzanine space on the first floor with an interior balcony offering spectacular views across the Firth of Forth. There is also a drawing room with wood burning stove, study, utility and WC.

On the first floor the principal bedroom has an ensuite shower room and dressing room, there are three further well proportioned bedrooms and a family bathroom. Two additional double bedrooms on the second floor with views over Aberlady Bay complete the accommodation.



An aerial photograph of the village of Coulters, showing a mix of stone and brick buildings with red-tiled roofs. A winding river flows through the landscape, leading to a large, flat, muddy area that appears to be a tidal flat or a large river estuary. The sky is blue with scattered white clouds. A white vertical line points from the text 'COULTERS' to the village.

COULTERS







THE LOCAL AREA

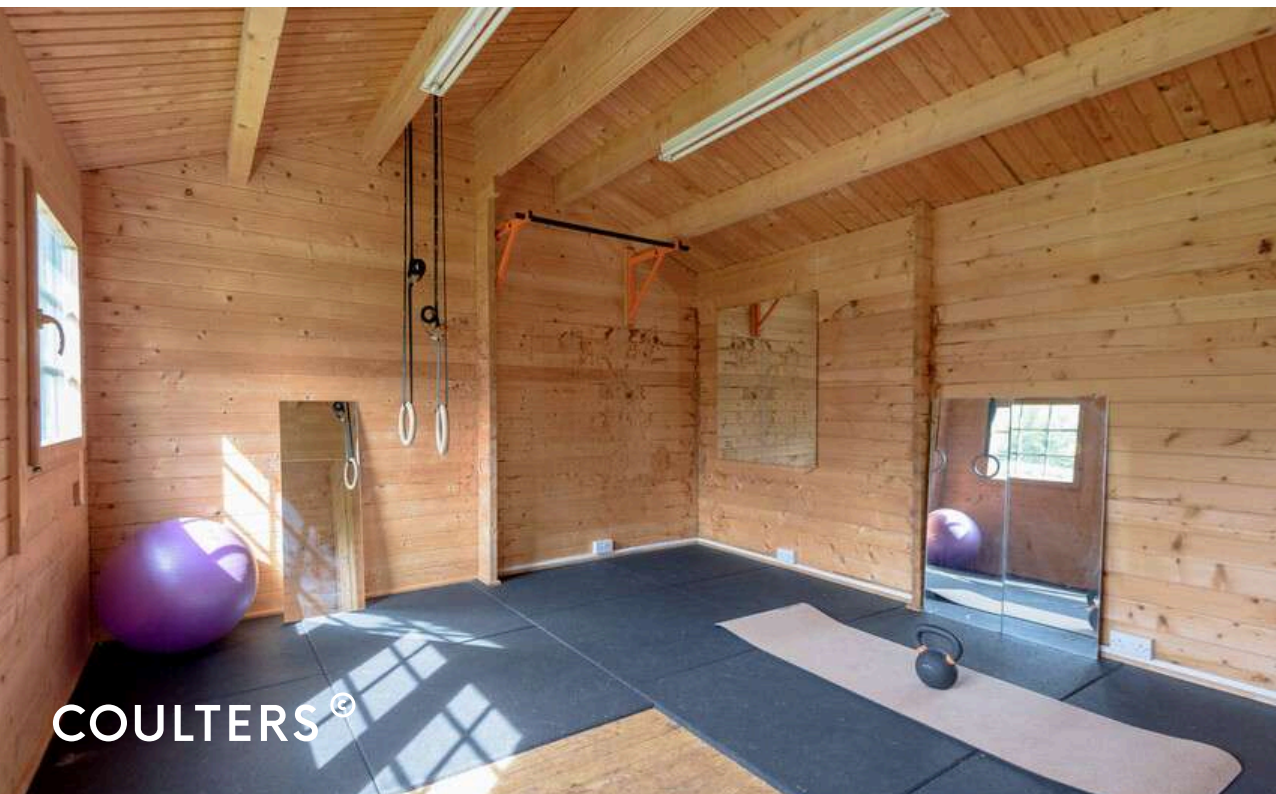
Aberlady is a sought after village situated on the Coast in the popular County of East Lothian. The village has excellent amenities including a Margiotta store, Gosford Farm shop, local pub 'The Old Aberlady Inn' and newly refurbished boutique hotel, bar and restaurant 'The Leddie'.

There are good links to the larger villages of Gullane and Longniddry with further amenities and easy access to Edinburgh by train from Longniddry. The wonderful and unspoilt bay provides ample opportunity for walks and the headquarters of the Scottish Ornithologists Club is in the village. The golfer is well served with Craighielaw, Kilspindie, Luffness and Gullane courses providing ample opportunities to enjoy the sport.

A Primary School in the village is within walking distance and the village is within the catchment for the renowned North Berwick High School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar and Loretto in Musselburgh as well as a variety of choices in Edinburgh. The village is popular with families and older residents and provides an attractive way of life for all.

EXTRAS

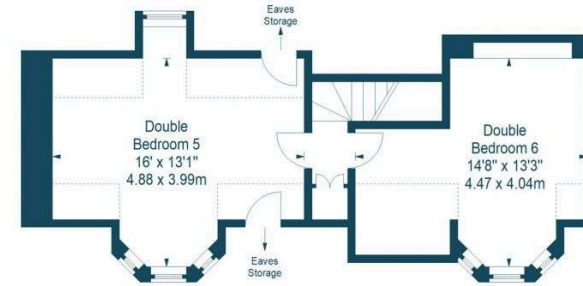
All blinds, light fittings, fitted flooring and integrated appliances are included in the sale. The coat hooks in the utility room and tumble dryer are excluded from the sale.



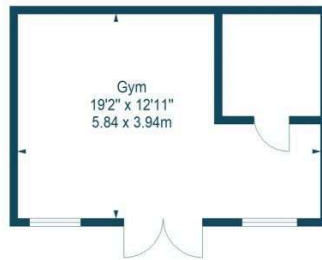
Bayview,
West Mains Street,
Aberlady,
Longniddry,
East Lothian, EH32 0RF



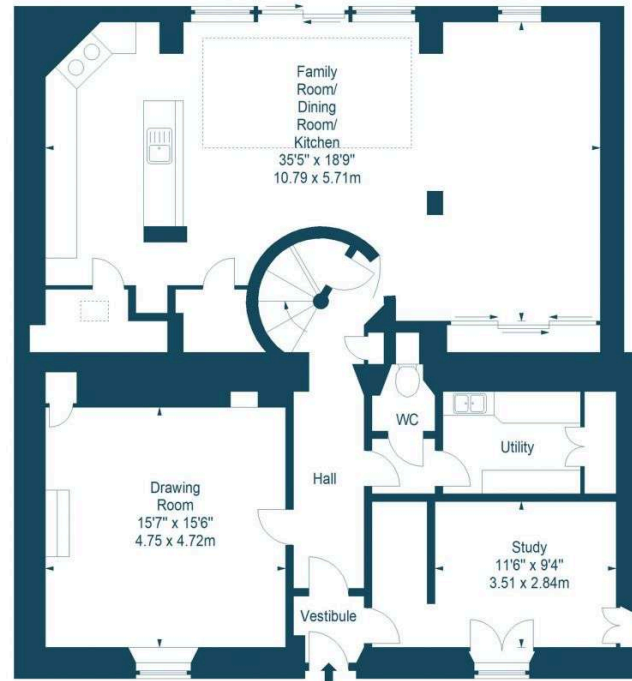
Approx. Gross Internal Area
2930 Sq Ft - 272.20 Sq M
Gym
Approx. Gross Internal Area
250 Sq Ft - 23.23 Sq M
For identification only. Not to scale.
© SquareFoot 2024



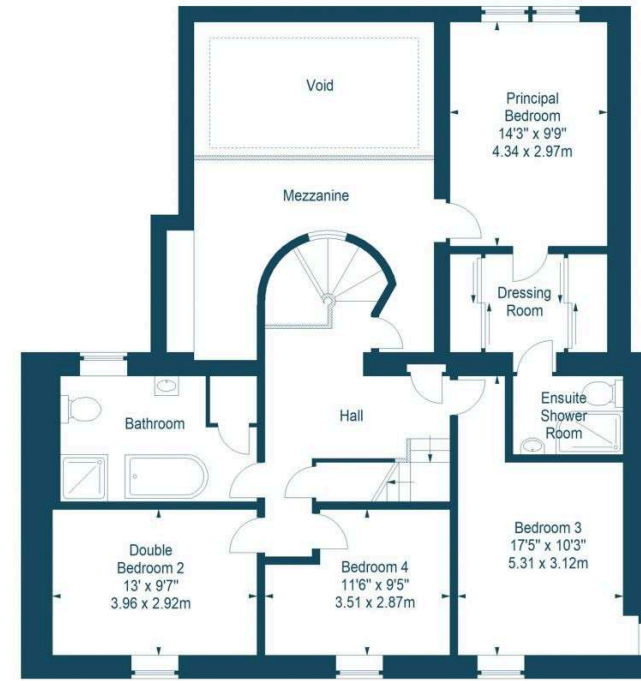
Second Floor



Ground Floor



Ground Floor



First Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.