



7 The Maltings, Sea Wynd
Aberlady, EH32 0SD



"7 The Maltings is a spacious, two-bedroom end-terraced townhouse located in the highly desirable village of Aberlady."

- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- ON STREET PARKING





LOCATION

Aberlady is a sought after village situated on the Coast of East Lothian. The village has excellent amenities including a Margiotta store, Gosford Farm shop, 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. 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.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



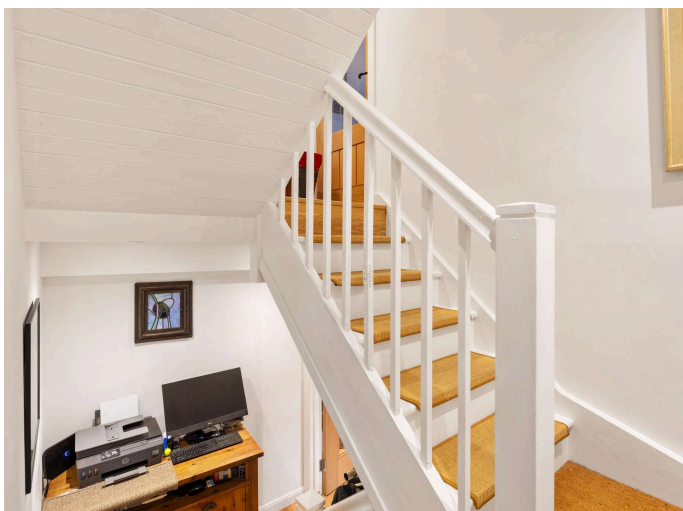
DESCRIPTION

7 The Maltings is a spacious, two-bedroom end-terraced townhouse located in the highly desirable village of Aberlady. Surrounded by stunning beaches and picturesque open countryside, this property is sure to attract a wide range of buyers. Presented in exceptional order having been thoughtfully and extensively renovated by the current owner, the accommodation comprises: welcoming hallway; modern, fitted kitchen/diner, suitable for a table and chairs for 4, with ample of floor and wall-mounted storage units; bright and spacious, double aspect living room; two well-proportioned bedrooms and a three-piece family bathroom which completes the accommodation on offer. Additional features include ample on-street parking, double glazing, electric heating and Floored attic with planning permission for velux windows.

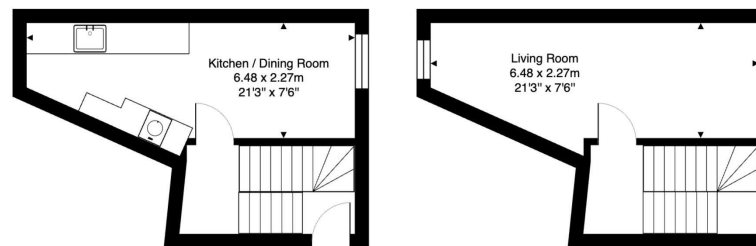
EPC RATING

The energy efficiency rating for this property is band E

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

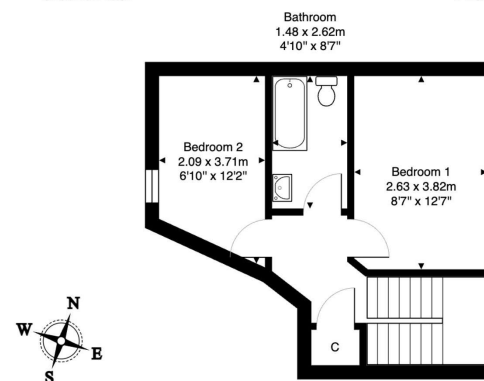


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Ground Floor

First Floor



Second Floor

Total Area: 71.0 m² ... 764 ft²

All measurements are approximate and for display purposes only.



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