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THE CAIRN

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The Cairn, High Street, Aberlady, EH32 0RA



Welcome

Set in the heart of Aberlady, this bright and spacious two bedroom main door flat enjoys far-reaching views towards Aberlady Bay and the Fife coastline. The property offers generous accommodation, excellent natural light and a large south facing garden, all positioned within one of East Lothian's most desirable coastal villages. With beaches, golf courses and everyday amenities on the doorstep, it offers an appealing lifestyle for a wide range of buyers.

- Bright lounge with large windows showcasing open coastal views
- Well proportioned kitchen with views over the private rear garden
- Two double bedrooms, with bedroom one featuring fitted wardrobes
- Separate bathroom with overhead shower and additional WC
- Large enclosed south facing garden, mainly laid to lawn
- External stores and a single garage for additional storage or parking
- Unrestricted parking available to the front and rear
- Sought after conservation village close to beaches, golf courses and transport links







Aberlady

Aberlady is one of East Lothian's most desirable coastal villages, known for its picturesque setting on the southern shores of the Firth of Forth. The village offers a relaxed seaside lifestyle with a strong sense of community, while still being within easy reach of Edinburgh. Everyday amenities are close by, including local shops, cafés, two popular hotels with dining, and a well-regarded primary school with nursery. The area is surrounded by outstanding natural scenery, with Aberlady Bay Nature Reserve, Gullane Bents and a range of coastal walks all moments away. For golf enthusiasts, Kilspindie and Craighielaw are on the doorstep, with Muirfield, Gullane and Longniddry only a short drive. Excellent transport links are available via nearby Longniddry and Drem train stations, the A1 and City Bypass, making commuting straightforward.

Extras

Included in the sale are: Floor coverings, light fittings and the integrated appliances. No warranty applies to any appliances included in the sale and these items are sold as seen.






Get in touch

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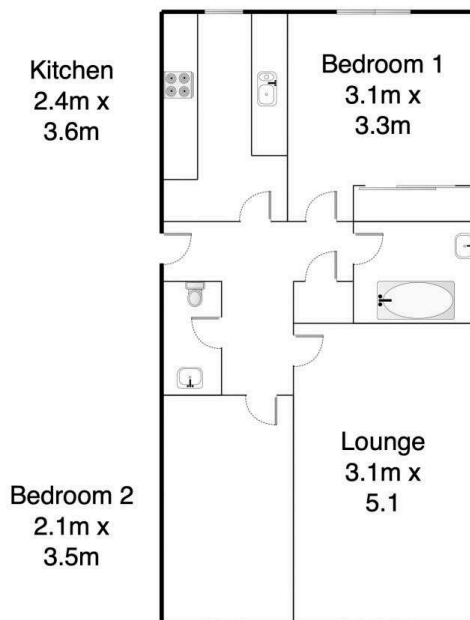
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EH22 1JB

Bruntsfield Office:

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Floorplan is indicative only. Not to scale.