



# The Old Bakehouse, 8 Back Lane

ABERLADY, EH32 0RU

Property  
**PARIS STEELE**

01620 497497 | [parissteele.com](https://parissteele.com)





## PROPERTY DESCRIPTION

Set in the desirable East Lothian village of Aberlady, this well-presented and deceptively spacious two-bedroom home offers a blend of style, comfort, and plentiful natural light.

Upon entry, a tastefully decorated lower-ground hallway, finished with tiled flooring and a warm colour palette, leads to a light-filled west-facing double bedroom. Opposite, a good-sized bathroom features a washbasin built into vanity, a WC, and a bath with a wall-mounted shower. A large walk-in store completes this level.

Ascending to the ground floor, a bright sitting room welcomes you with its double-height ceiling, plush carpeting, and neutral tones. Natural light pours in from VELUX windows and an adjoining south-facing conservatory, creating a delightful sense of space. Opening directly onto the garden, the conservatory serves as a generous second living area, ideal for relaxing or entertaining. Modern in design, the kitchen is equipped with wood-effect cabinetry, quartz-style worktops,

and a tiled splashback. Integrated appliances include a gas hob, eye-level oven, grill, and extractor fan, while a breakfast bar provides a casual dining option. Completing the accommodation is an impressive west-facing principal double bedroom, which boasts a stylish en-suite shower room and a built-in wardrobe.

Externally, the enclosed south-facing garden is a peaceful haven, thoughtfully landscaped with paving, decorative stones, and mature hedging. A detached garage provides off-street parking.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated gas hob, eye-level oven/grill, extractor fan, fridge-freezer, free-standing washing machine and dishwasher will be included in the sale. The white wardrobe in bedroom 2 is





## PROPERTY FEATURES

- ❑ Two-bedroom detached home
- ❑ Bright and spacious sitting room
- ❑ South-facing conservatory
- ❑ Well-appointed kitchen
- ❑ Two double bedrooms, one with en-suite shower room
- ❑ Modern bathroom
- ❑ Store
- ❑ South-facing rear garden
- ❑ Gas central heating
- ❑ Double glazing
- ❑ Detached garage
- ❑ EPC - D
- ❑ Council tax band - E

## ABERLADY

A highly sought-after East Lothian village, Aberlady is just twenty miles from Edinburgh. Close to breathtaking beaches, renowned golf courses, and picturesque open green space it offers residents an enviable lifestyle.

The main street has a Margiotta store which is perfect for daily shopping needs whilst nearby North Berwick boasts a large Tesco and Aldi, along with an array of independent boutiques, artisan retailers, cafes, bars, and restaurants. The village is home to the Old Aberlady Inn and the acclaimed Laddie Hotel and Restaurant.

Fantastic leisure amenities include golf courses at Kilspindie and Craigielaw whilst the Marine Hotel in North Berwick is home to a luxurious health club and spa as well as fine dining choices. Longniddry and Gullane have popular tennis clubs, and the scenic Aberlady Bay is a wonderful nature reserve.

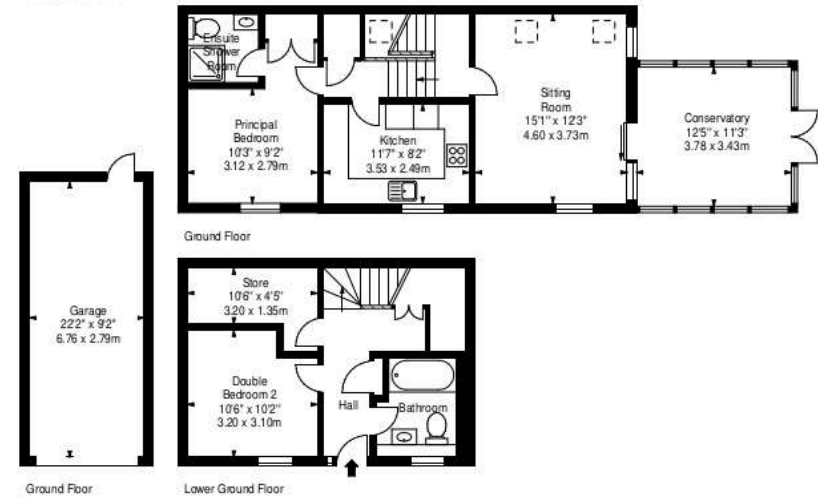
Well-regarded local primary and secondary schooling includes Aberlady Primary School and North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. Commuting to Edinburgh City Centre is easy either by car or with a 17-minute train journey from Longniddry Train Station.



The Old Bakehouse,  
Back Lane,  
Aberlady,  
Longniddry,  
East Lothian, EH32 0RU



Approx. Gross Internal Area  
1027 Sq Ft - 95.41 Sq M  
Garage  
Approx. Gross Internal Area  
206 Sq Ft - 19.14 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



## PARIS STEELE

Thinking of selling your existing property?

Our experienced and locally based property and legal teams are here to help

- Free property valuations
- Competitive feeds for a bespoke personal service
- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

Let's Talk

01620 497 497

property@parissteele.com

Property  
**PARIS STEELE**

### Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from [www.parissteele.com](http://www.parissteele.com)
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to [property@parissteele.com](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

ēspc rightmove

zoopla in X Instagram Facebook