



15 Rig Street
ABERLADY, EH32 0RW

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Set in the sought-after East Lothian village of Aberlady, this immaculately presented three-bedroom semi-detached family home boasts a kitchen defined by a breakfast bar that separates it from the dining area, while sleek white cabinetry is paired with butcher block worktops and gold-effect hardware. A striking range cooker serves as a focal point, and a utility/cloakroom provides additional storage with side access to the garden and garage.

An idyllic gated garden, welcomes you to the front door and into an entrance vestibule and a bright hallway. From here, the home unfolds into a spacious, light-filled open-plan extension housing the kitchen, dining, and sitting room. Sliding patio doors connect it to the alfresco south-west-facing decked seating area and garden, creating a superb space for gathering with family and friends. The interiors are styled with a neutral palette, wood effect luxury floor

The inviting principal double bedroom with a front garden aspect features plush carpeting, a soothing colour scheme, and an exposed rustic brick chimney breast. A luxurious en-suite shower room, complete with WC and washbasin, enhances the appeal.





PROPERTY DETAILS

Two additional double bedrooms, fitted with wooden flooring, echo the home's impressive style and offer flexibility for family, guests, or as a home office. Completing the layout, a well-appointed bathroom includes a bath with a wall-mounted shower, WC, and a rectangular countertop basin.

Externally, both the front and rear gardens are beautifully maintained. At the front, a variety of flowering plants adds colour and charm, while the enclosed south-west-facing rear garden features a lush lawn with an apple tree framed by sleeper beds, a variety of fruit trees, and a timber-decked seating area. A greenhouse completes the space, ideal for gardening enthusiasts. Parking is provided for by a detached garage and driveway.

FIXTURES AND FITTINGS

All fitted floor coverings, curtains & blinds, integrated fridge-freezer, dishwasher, range cooker and extractor hood will be included in the sale. The green house will also be included.





PROPERTY FEATURES

- ❑ Three-bedroom semi-detached home
- ❑ Open-plan dining sitting room and kitchen
- ❑ Utility with garage and garden access
- ❑ Three double bedrooms, one with en-suite
- ❑ Family bathroom
- ❑ Front and rear gardens
- ❑ Detached garage and driveway
- ❑ Double glazing
- ❑ Gas Central Heating
- ❑ EPC - C
- ❑ Council tax band - D

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 Leddie 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.

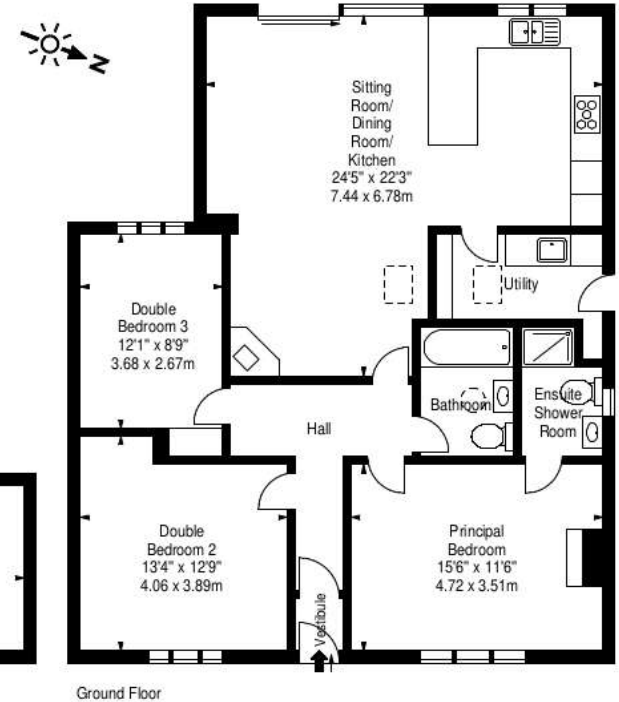




**Rig Street,
Aberlady,
Longniddry,
East Lothian, EH32 0RW**



Approx. Gross Internal Area
1161 Sq Ft - 107.86 Sq M
Garage
Approx. Gross Internal Area
202 Sq Ft - 18.77 Sq M
For identification only. Not to scale.
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PARIS STEELE Property

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
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 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.

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