



19 Luffness Gardens

ABERLADY, EH32 0SH

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Boasting four double bedrooms, two generous Opposite, the spacious and bright dining/family living and reception areas, high-quality finishes, room continues the appealing flow of the ground and an enclosed rear garden, this impressive floor, connecting seamlessly with the adjoining Aberlady home offers a perfect balance of comfort kitchen, an ideal layout for everyday living and and style. entertaining. Modern in design, the kitchen that leads to the garage/utility, features cream wall and

A welcoming hallway leads into a beautifully floor cabinetry, wood-effect worktops, and a tiled appointed triple-aspect sitting room overlooking splashback. Integrated appliances include a gas the rear garden with south-west-facing sliding hob and Hotpoint oven with eye-level grill. There is doors providing access. Tastefully decorated with additional informal seating for two.

plush carpeting, elegant wall finishes, and a cosy A guest WC completes the ground floor before log-burning stove, this inviting space exudes carpeted stairs ascend to the first floor. warmth and relaxation.



Here, the south-west-facing principal double bedroom offers a peaceful retreat, enhanced by built-in mirrored wardrobes and a fully tiled en-suite shower room. Three further double bedrooms, two with built-in wardrobes, share access to a sleek contemporary bathroom fitted with a WC, washbasin, and a bath with a wall-mounted shower.

Externally, the enclosed south-west-facing rear garden boasts a thoughtful design of a lawn and paving hidden behind mature hedging. A delightful alfresco seating and dining area is perfect for friends and family to enjoy. To the front, low-level manicured hedging creates a charming entrance and borders the driveway and integral garage.



FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds and curtains, integrated Hotpoint eye-level oven and grill, 4-burner gas hob and extractor fan are included in the sale. Further included Bosch appliances are a fridge-freezer, washing machine, tumble dryer, and dishwasher. There is an additional fridge-freezer in the garage which will also be included.



PROPERTY FEATURES

- ❑ Four-bedroom detached home
- ❑ Sitting room with south-west-facing garden access
- ❑ Versatile family/dining room
- ❑ Modern kitchen leading to the integral utility/garage
- ❑ Four double bedrooms, one with en-suite
- ❑ Family bathroom and guest WC
- ❑ Front and rear gardens
- ❑ Driveway and garage
- ❑ Gas central heating
- ❑ Double glazing
- ❑ EPC - C
- ❑ Council tax band - E
- ❑ Tenure - Freehold

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 perfect for daily shopping needs whilst 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 and 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.





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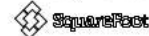
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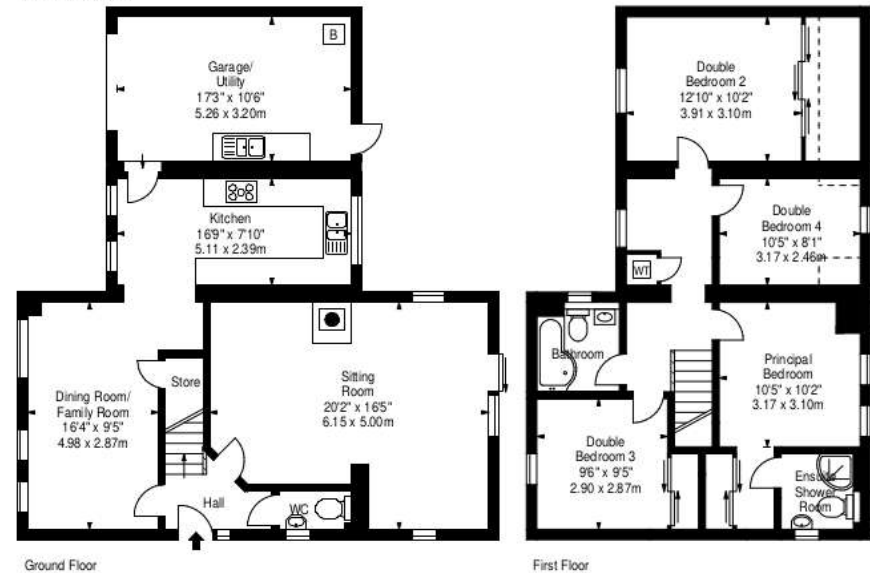
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Aberlady, EH32 0SH



Approx. Gross Internal Area
1647 Sq Ft - 153.01 Sq M
(Including Garage/ Utility)
For identification only. Not to scale.
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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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