

COULTERS[©]

20 LUFFNESS GARDENS

ABERLADY, EAST LoTHIAN, EH32 0SH

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A well proportioned four bedroom family home situated within a popular cul-de-sac in popular Aberlady, within walking distance of a range of local amenities and the local primary school.

This attractive property benefits from a driveway, integrated garage and well maintained private rear West facing garden with easy to maintain artificial grass.

KEY FEATURES



Detached family home



Four bedrooms one with ensuite



Private enclosed garden to the rear



Driveway and garage



Within a short walk of all local amenities and school



Well presented throughout



EPC Rating - D



Council Tax Band - F





The property comprises; welcoming entrance hallway with WC; bright and spacious living room with electric fire; dining room/snug with sliding doors to rear; kitchen with integrated microwave and eye level oven, free standing American fridge freezer and gas hob.

On the first floor the master bedroom benefits from an ensuite shower room, there are three further bedrooms with fitted wardrobes and a family bathroom with shower over bath.

There is a Luffness Gardens Residents Association and the annual costs are approx £85.





THE LOCAL AREA

Aberlady is a sought after village situated on the Coast in the popular County of East Lothian. The village has excellent amenities including a Margiotta store, Gosford Farm shop, post office, local pub '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 and the headquarters of the Scottish Ornithologists Club is in the village. The golfer is well served with Craighelaw, 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. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar and Loretto in Musselburgh as well as a variety of choices in Edinburgh. The village is popular with families and older residents and provides an attractive way of life for all.

EXTRAS

All fixtures and fittings, integrated appliances, fitted floorcoverings, blinds, and light fittings are included in the sale. Free standing fridge/freezer included.

*Please note that some of the images have been virtually staged to give a suggestion of how the spaces could be utilised.

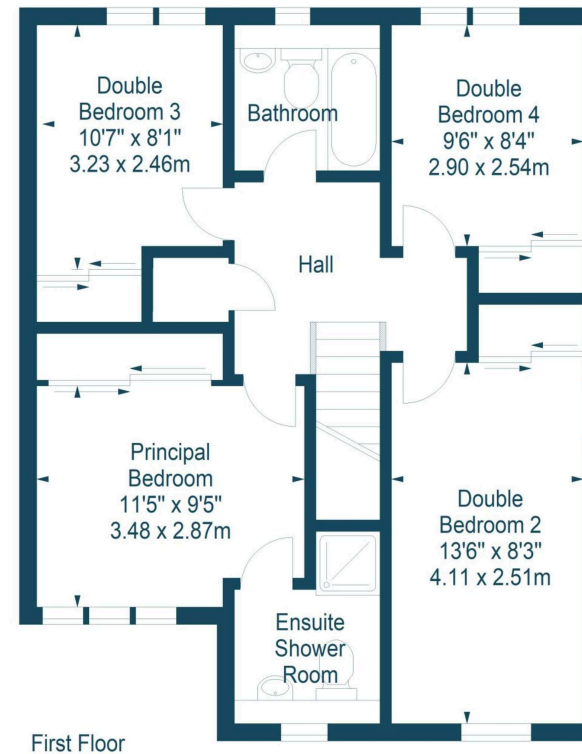
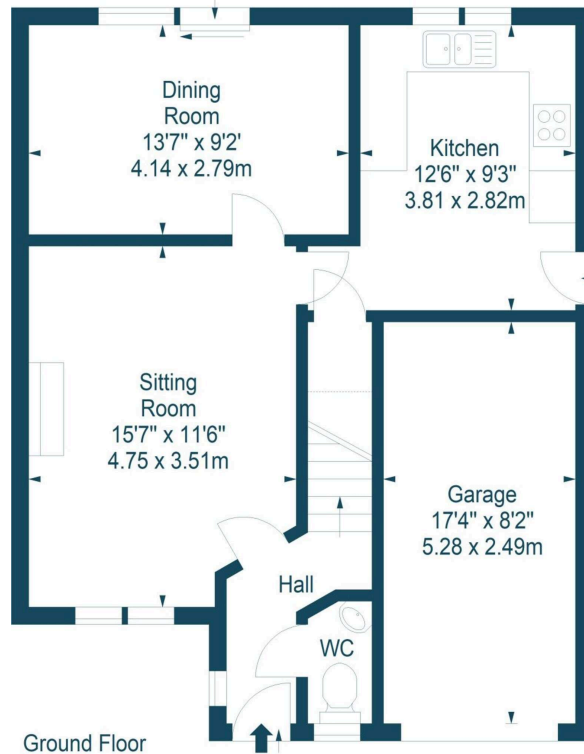




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Aberlady,
Longniddry,
East Lothian, EH32 0SH



Approx. Gross Internal Area
1170 Sq Ft - 108.69 Sq M
Garage
Approx. Gross Internal Area
142 Sq Ft - 13.19 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.