

COULTERS[©]

8 THE GARDENS

ABERLADY, EAST LoTHIAN, EH32 0SF

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Tucked away at the end of an exclusive, established cul-de-sac in the picturesque East Lothian village of Aberlady sits the delightful 8 The Gardens. Just a short walk from the village centre and Aberlady Bay, this delightful home offers light, well-proportioned and extremely spacious accommodation on a single floor, together with a truly gorgeous, mature and well-maintained walled garden.

Accessed via a small flight of steps or a gently sloping ramp, the striking glazed porch makes a lovely architectural feature, giving a flavour of what lies beyond. The bright hall gives access to all rooms, with elegant solid oak doors throughout.

KEY FEATURES



Beautifully presented, superbly proportioned detached ground level house.



Four spacious double bedrooms.



Wonderful, established and varied front & rear gardens.



Garage and generous private driveway.



Located in the picturesque village of Aberlady, close to the beach.



Within walking distance of local shops and amenities.



EPC Rating - C



Council Tax Band - G



The vaulted ceiling of the charming, generously sized sitting room allows the space to be flooded with natural light by windows to both the front and rear. A lovely multi-fuel burning stove makes a cosy focal point in the room.

The heart of the home is the superb open plan kitchen/dining room with a substantial conservatory, where family members can come together to cook, dine and relax informally. The well-equipped kitchen area is fitted with a series of wall and base mounted cabinetry with a separate island. The integrated kitchen appliances which will be included in the sale comprise: gas hob, double oven and extractor hood. The impressive conservatory offers additional expansive living and dining space, and affords wonderful views of the enchanting walled garden, which can be enjoyed in all weathers.





MORE INFORMATION

There are four spacious double bedrooms, all at ground level. There is both a family bathroom, fitted with a bath (and shower over), WC and wash hand basin, and also a separate shower room (with shower, WC and wash hand basin).

Plenty of storage options can be found throughout the property, along with an attached single garage.

Heating and hot water are provided by gas central heating and there is double glazing.

In addition to the superb living space all at ground level, the jewel in this property's crown is the truly delightful, established rear garden, surrounded by a pretty local red stone wall. The garden has been lovingly landscaped by the current owners, creating a charming dining patio, in addition to beautiful borders, planted with a fabulous mix of plants and shrubs, apple trees, a generous lawn, a pretty pond, a greenhouse and the ever practical garden shed.









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, friendly 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, unspoilt bay is a designated Local Nature Reserve and provides ample opportunity for coastal walks. The headquarters of the Scottish Ornithologists Club is also in the village. The golfer is well served with Craighielaw, Kilspindie, Luffness and Gullane courses providing ample opportunities to enjoy the sport.

Aberlady Primary School 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

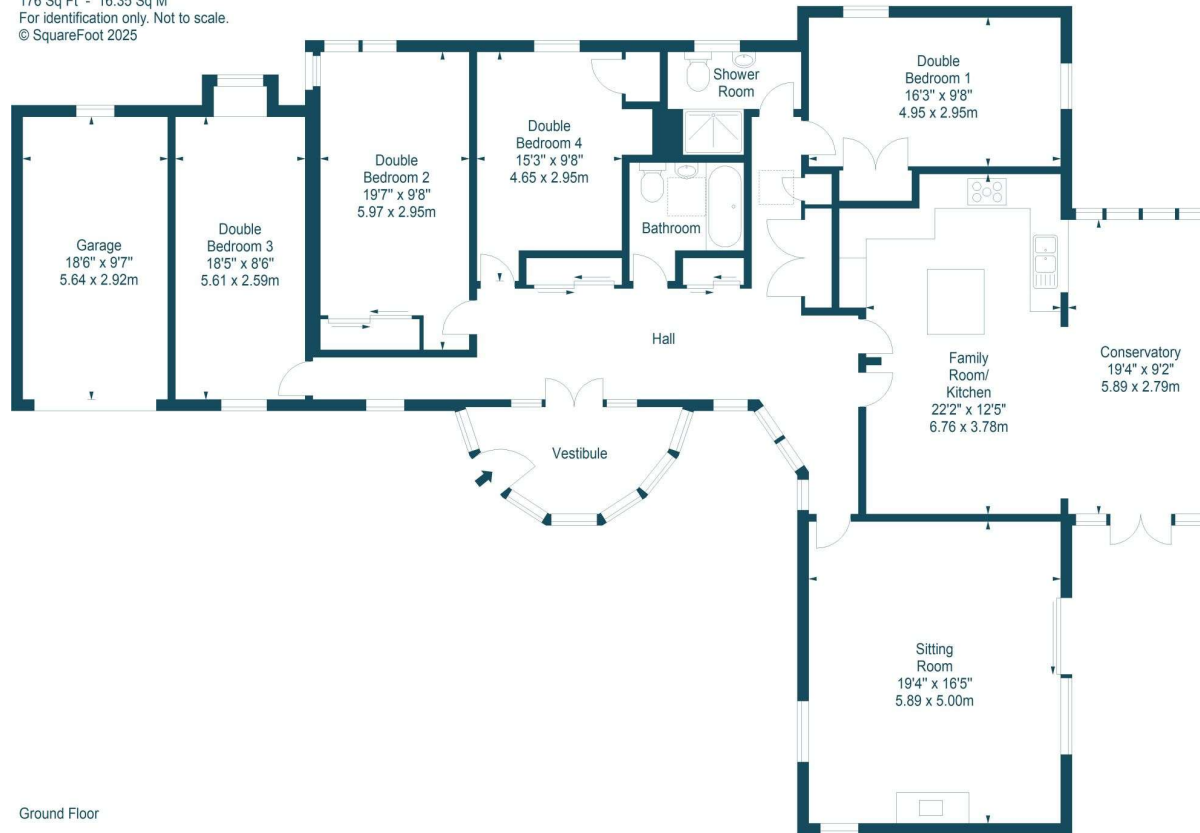
All blinds, curtains (excluding those in the hall and red bedroom) light fittings (excluding those in the sitting room), fitted flooring, the integrated hob, oven and extractor hood are included in the sale price. The TV sets are excluded from the sale.



The Gardens,
Aberlady,
Longniddry,
East Lothian, EH32 0SF



Approx. Gross Internal Area
2057 Sq Ft - 191.10 Sq M
Garage
Approx. Gross Internal Area
176 Sq Ft - 16.35 Sq M
For identification only. Not to scale.
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Ground Floor

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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.