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SOLICITORS & ESTATE AGENTS



3 Gosford Park
Aberlady, EH32 0DD

Beautifully finished, four bedroom, detached property
High end finishing's including a contemporary Kitchens International kitchen
Substantial accommodation perfect for families and entertaining
beautifully landscaped gardens
Driveway, garage
Ross & Liddell factors - £12pcm
EPC: Band B
Council tax band: G

Forming part of the award-winning Meadowside development by the highly regarded Cruden Homes, this exceptional four/five-bedroom detached villa presents a superb executive family home, offering a luxurious lifestyle in the highly sought-after coastal village of Aberlady.

Upon entering, you are welcomed by a bright and spacious reception hallway, immediately setting the tone with its impressive ceiling heights, which create a wonderful sense of space and subtly echo the proportions of traditional period homes. The ground floor offers a well-balanced and versatile layout, ideal for modern family living. To the rear, the contemporary open-plan kitchen, dining and family area forms the heart of the home, providing an excellent space for both everyday living and entertaining with patio doors also providing an excellent connection to the garden. To the front, a separate formal living room offers a more private setting, while a well-proportioned study/fifth bedroom provides flexibility as a home office or additional bedroom. A practical utility room and a convenient WC complete the ground floor accommodation. Upstairs, four well-appointed bedrooms are arranged around a central landing, including a generous principal bedroom with en-suite shower room. A second bedroom also benefits from en-suite facilities, while the remaining bedrooms are served by a stylish family bathroom. Additional storage is provided by a useful cupboard off the landing.

Externally, the enclosed south-facing rear garden offers a peaceful and private outdoor retreat, ideal for relaxation, entertaining, or family use. The garden has been thoughtfully landscaped, featuring a combination of raised beds, planted borders and trellising, all of which add colour, structure and year-round interest. The open outlook over neighbouring fields further enhances the sense of space and tranquillity. To the front, a neatly maintained garden enhances the home's kerb appeal, while a private driveway and garage provide ample parking and storage.

Location

Perfectly positioned for those seeking a coastal lifestyle, Aberlady is renowned for its beautiful beaches, scenic coastal paths, and an abundance of outdoor pursuits. The nearby Gosford Estate offers wonderful woodland walks, while a selection of prestigious golf courses-including Craighielaw, Kilspindie and Gullane-are all within easy reach. The village itself provides a range of local amenities, including a well-regarded primary school, village shop, and popular dining options. Further facilities and excellent transport links can be found in nearby Longniddry and Drem, with Edinburgh city centre approximately a 35-minute drive away, offering access to a wider range of retail, leisure and transport connections.

This outstanding property represents a rare opportunity to acquire a spacious, high-quality home in one of East Lothian's most desirable coastal locations.





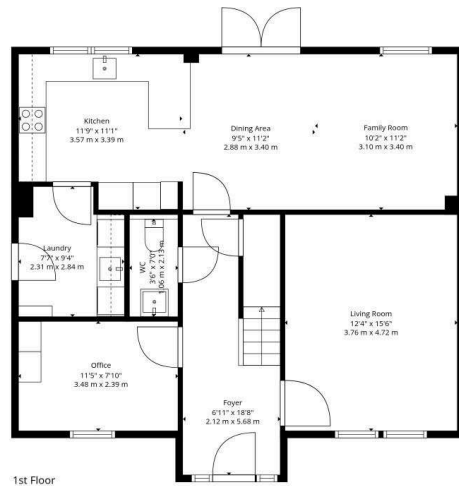
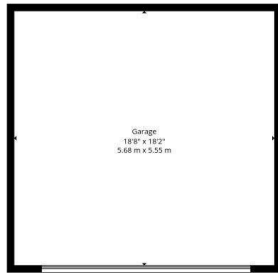












1st Floor



2nd Floor



TOTAL: 1736 sq. ft, 162 m2
 1st floor: 868 sq. ft, 81 m2, 2nd floor: 868 sq. ft, 81 m2
 EXCLUDED AREAS: GARAGE: 339 sq. ft, 31 m2, WALLS: 164 sq. ft, 14 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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