



12A West Main Street, Aberlady, East Lothian, EH32 0RF

Beautifully presented two-bedroom main door duplex flat with private rear garden and driveway

URQUHARTS
EDINBURGH



DESCRIPTION

12A West Main Street is a beautifully presented two-bedroom main door duplex flat arranged over ground and first floor with private south-east facing rear garden and driveway. Superbly situated in the picturesque coastal village of Aberlady with excellent schools, amenities and public transport links offering a short commute to Edinburgh city centre and further afield.

Welcoming entrance hall with storage cupboards; modern fitted kitchen with wall & base units, integrated appliances and direct access to the enclosed rear garden, driveway and courtyard. On the upper level, bright and spacious living room / dining room with corner triple west-facing aspect outlook to the front and wood-burning stove; two good-sized double bedrooms, both with built in wardrobes; and a shower room with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / dining room. Kitchen. Two double bedrooms. Shower room.

Gas central heating. Mixture of single and double glazing. Well-maintained private rear garden with decking and garden shed, and a driveway area accessed via a shared vennel/pend. Unrestricted on street parking.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

LOCATION

Aberlady is a quaint, coastal village in East Lothian located on the south shore of the Firth of Forth, set amidst beautiful countryside and within walking distance of the excellent beaches and golf courses. It is located approximately 8 miles east of the Edinburgh's city bypass, just off the A1 which provides easy commuting access to the city centre, as well as the main motorway networks. Longniddry Railway Station provides a regular service into Edinburgh Waverley Station in under 20 minutes. Local shops and amenities cater for everyday needs, with further facilities available at neighbouring villages of Port Seton, Longniddry and Haddington, including a Tesco supermarket. There is an excellent local nursery and primary school within the area, and well-regarded private schooling including the Compass School at Haddington and Loretto at Musselburgh are easily accessible. East Lothian is renowned for its world-famous Golf Courses including Muirfield at Gullane and Archerfield Links at North Berwick, with its beautiful sandy beaches and scenic costal walks, both within short distance from Aberlady.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

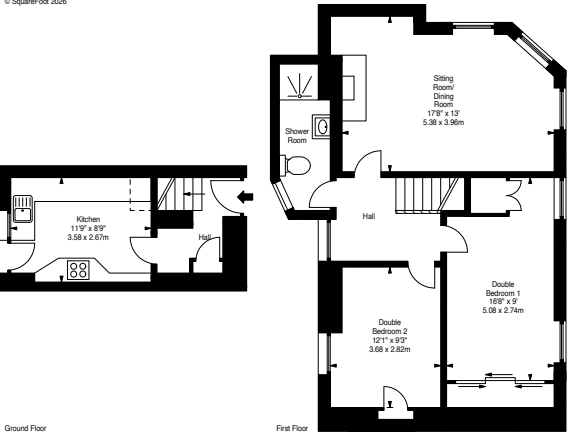
The property has a Council Tax Band **C**
The property has an Energy Rating Category **D**
Tenure Freehold



12A West Main Street,
Aberlady,
Longniddry,
East Lothian, EH32 0RF

SquareFoot

Approx. Gross Internal Area:
796 Sq Ft - 73.95 Sq M
For identification only. Not to scale.
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2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.