



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**24 TRANTER ROAD, ABERLADY**

Longniddry, East Lothian, EH32 0UE



Quietly located in the coastal village of Aberlady, much loved for its scenic seafront, this modern detached house promises a substantial four-bedroom family home with multiple living areas including a dining kitchen and utility room, a principal en-suite shower room, a four-piece bathroom, and a WC. The desirable residence benefits from tastefully understated interiors, garage parking, and attractively landscaped gardens with a south-facing aspect to the rear. Extras: All fitted floor coverings and window coverings are included in the sale



## FEATURES

- Desirable coastal village
- Executive detached family home
- Porch and reception hall with storage and WC
- Generous living room with garden access
- South-facing conservatory
- Social dining kitchen with utility room
- Three double bedrooms with storage
- One single bedroom/home office with storage
- Principal en-suite shower room
- Bathroom with bath and separate shower
- Attractive gardens, enclosed and south-facing to the rear
- Private driveway
- Integral double garage
- Gas central heating and double glazing







"AN IMPRESSIVE FOUR-BEDROOM FAMILY HOME WITH A PEACEFUL SETTING CLOSE TO EAST LOTHIAN'S BREATHTAKING COASTLINE."





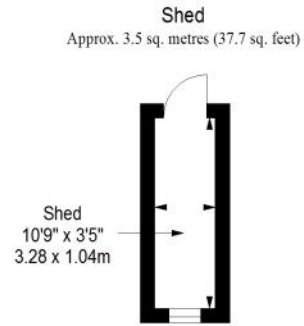
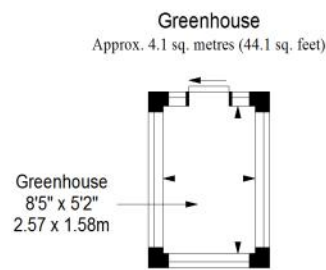
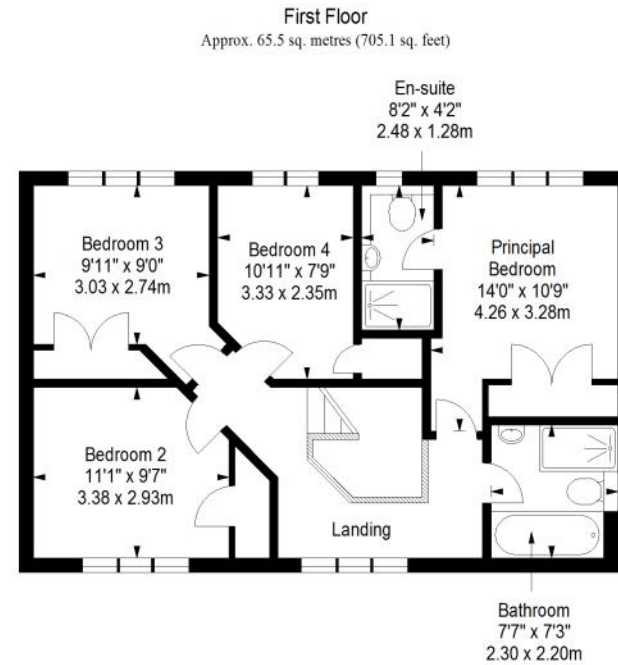
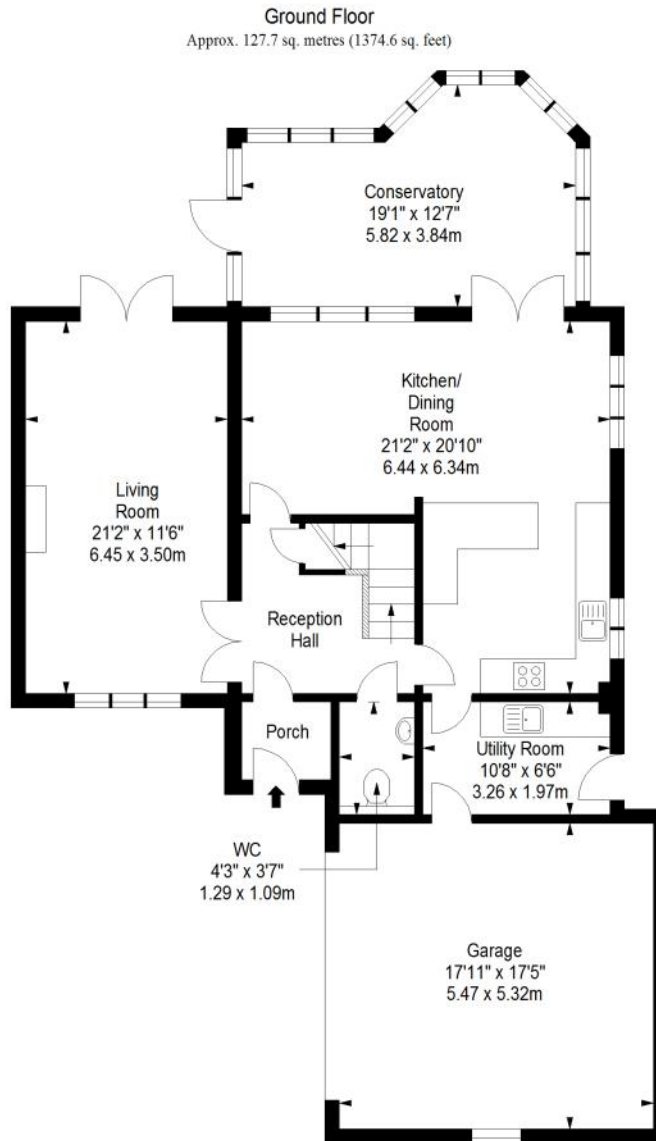
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481



Total area: approx. 200.8 sq. metres (2161.5 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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