

COULTERS[©]

28 BACK LANE

ABERLADY, EAST LoTHIAN, EH32 0RU

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Peacefully situated in a Conservation area within the picturesque coastal village of Aberlady, 28 Back Lane is a charming three-bedroom end-terraced house, conveniently located within easy walking distance of local amenities, the primary school and Aberlady Bay.

The property offers well presented and modern interiors, complemented by a delightful enclosed rear garden and private parking.

KEY FEATURES



Charming, well proportioned end-terraced home



Three bedrooms, two with built in wardrobes



Delightful, well established private garden



Private parking



Ideally located close to local amenities and transport links



Well presented, modern accommodation



EPC Rating - C



Council Tax Band - E



The accommodation begins with a welcoming entrance hall with useful under stair storage, leading to a well proportioned open-plan sitting room and dining area with French doors opening directly onto the rear garden and a modern kitchen fitted with a good range of units and all appliances, while a ground floor WC completes the lower level.

A carpeted staircase leads to the first-floor landing, where there are two double bedrooms, both benefiting from built-in wardrobes, a further bedroom and a family bathroom.





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. There are lovely walks available in Gosford Estate whilst 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 Craighelaw, Kilspindie, Luffness and Gullane courses providing ample opportunities to enjoy the sport.

Aberlady Primary School is within a few minutes 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 fitted carpets, fitted floor coverings, blinds, curtains, light fittings, the gas hob, oven, fridge/freezer, washing machine and the garden store are included in the sale price.

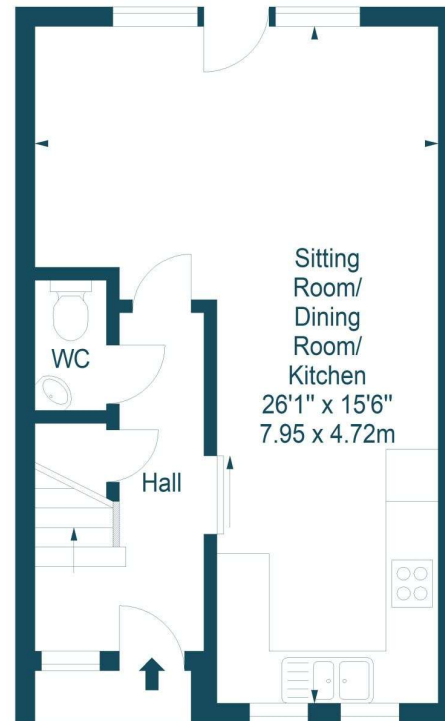




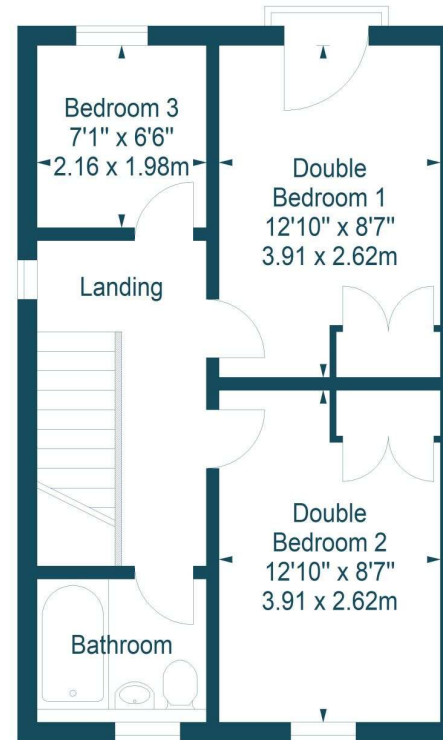
Back Lane,
Aberlady,
East Lothian, EH32 0RU



Approx. Gross Internal Area
792 Sq Ft - 73.58 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First 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.