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Offers Over

£640,000

20 Tranter Road

Aberlady | East Lothian | EH32 0UE

An exceptionally appealing and generously proportioned executive detached villa, forming part of an established Cala development and enjoying a superb location in the picturesque East Lothian coastal village of Aberlady.

-  5 bedrooms plus study
-  2 public rooms
-  3 bathrooms
-  Double driveway and double garage
-  Gardens to front side and rear
-  EPC rating – C
-  Council tax band- G



Description

Offering a stylish and highly versatile interior extending to over 2,000 sq ft, this impressive home provides generous and adaptable living accommodation in a peaceful setting. Ideally suited to growing families and those who work from home, the thoughtfully designed layout offers exceptional flexibility for modern lifestyles.

The accommodation is well presented throughout and briefly comprises a welcoming hallway with beautiful oak herringbone flooring and a convenient downstairs WC, a comfortable dual-aspect reception room with carpeted flooring, coving and an attractive focal fireplace. Across the hall there is a multi-purpose fifth bedroom, currently in use as a home gym, together with a dual-aspect home office with a pleasant leafy outlook. To the rear of the house is a spectacular open-plan reception/dining kitchen with bifold doors opening out to the rear garden and oak herringbone flooring running throughout the room. Designed with contemporary family living firmly in mind, the room acts as a wonderful hub of the house, with space to relax, dine and entertain. The kitchen area has been fitted with a superb variety of sleek modern units, complete with high-spec coordinated worktops, a central skylight and a range of integrated appliances. Just off the kitchen is a useful utility room, which in turn leads to the garden and the double garage.

On the upper level there is a generously proportioned principal suite with twin fitted wardrobes and a luxury en-suite shower room with a modern two-piece white suite and double walk-in shower enclosure with drench shower. There are three further good-sized double bedrooms, all with storage and one benefiting from an en-suite shower room, together with the main family bathroom, which has attractive splashback and floor tiling, a countertop basin, WC, bath and separate mains shower enclosure.



Gardens and Parking

To the front of the house, a double driveway and double garage provide secure off-street parking for multiple vehicles. The property also benefits from an EV charger. The house is bordered by a beautifully kept private garden comprising areas of lawn, small trees, hedgerow and vibrant, well-stocked planted beds. The garden wraps all the way round the side of the house. To the rear is a landscaped, well-mapped-out private garden, which has a lovely peaceful feel and has been laid to lawn, decking, a paved seating space, planted beds and climbing plants.

Viewing

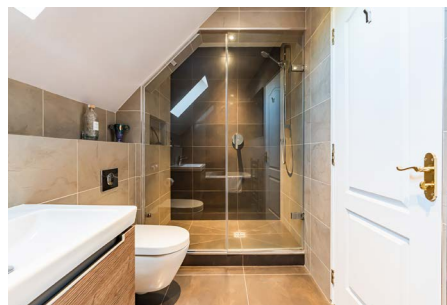
By appointment through Neilsons (0131 625 2222).





Location

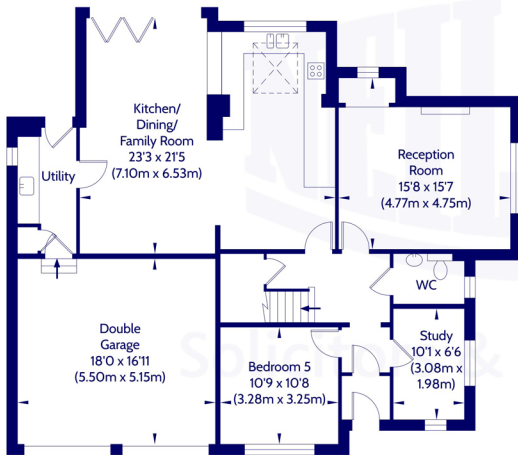
The beautiful coastal conservation village of Aberlady lies on the southern shores of the Firth of Forth. The East Lothian coastline is one of natural beauty with Aberlady Bay itself being a famous Nature Reserve. Kilspindie and Craigielaw golf courses are both close to the property whilst the famous Muirfield, Gullane, Luffness and Longniddry golf courses are all nearby. The village itself offers good local amenities and is served by hotels with restaurant facilities, local shops and a primary school with a nursery. The market town of Haddington, 5 miles to the south, offers a wide range of shops, supermarket facilities and a sports centre, with further shops and restaurants available in nearby North Berwick. There are numerous golden sandy beaches close by including Gullane Bents and Yellowcraigs/ Broad Sands. Drem and Longniddry train stations, the City Bypass and the Central Scotland motorway network, together with Edinburgh International Airport, are all within easy reach.



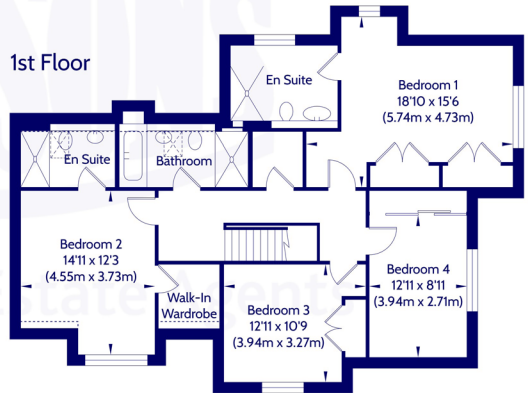


Approx. Gross Internal Floor Area 204 Sq M / 2199 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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