



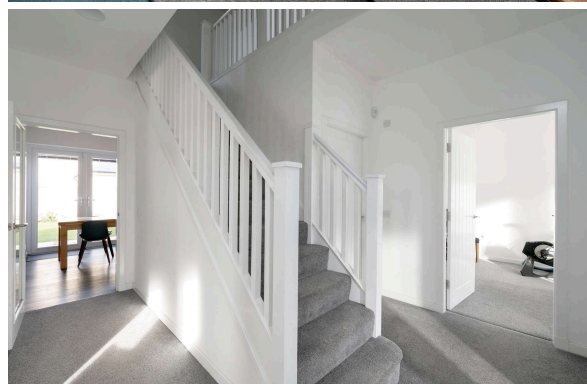
9 Meadowside  
ABERLADY | EAST LoTHIAN | EH32 0BF

  
**warners**  
solicitors & estate agents









## 9 Meadowside

ABERLADY | EAST LoTHIAN| EH32 0BF

Set in the heart of coastal Aberlady one of East Lothian's finest villages, surrounded by excellent amenities, fine coastal and country walks and quick train access from nearby Longniddry is this immaculately presented detached villa.

Nestled in a manicured, modern development on a generous corner plot the property boasts a wide driveway, a double detached garage, and a fully enclosed, secluded rear garden and would make an ideal home in a tranquil, yet well-connected location.

Spanning over an impressive 2,000 square feet the accommodation comprises a welcoming entrance vestibule and hallway, a garden facing open plan kitchen/dining family room with a contemporary kitchen section, generous dining space and ample living area, a useful utility room and W/C, a bright lounge with picture window and downstairs is completed by a double bedroom or ideal home office. Following up a carpeted staircase the upper level enjoys a master bedroom with built-in wardrobes, a Juliet balcony and elegant en-suite shower room, a second double bedroom with further built-in wardrobe and en-suite shower room, there are three more well-proportioned double bedrooms and the property is completed by an exquisite main bathroom with shower and separate bath.

Eternally the fully enclosed partially walled rear garden is mainly laid to lawn with a paved area for al fresco dining.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.







- Heart of coastal Aberlady in sought-after East Lothian.
- Modern, manicured development .
- Generous corner plot and partially walled rear garden.
- Immaculate move-in condition
- Wide driveway and double garage.
- Welcoming vestibule hallway.
- Full width luxury open plan lounge/dining kitchen
- Bright lounge
- Six well-proportioned double bedrooms
- Three bathrooms and a W/C and utility room
- Fully enclosed rear garden mainly laid to lawn
- Gas central heating and double glazing



Energy Rating B, Council Tax Band G.

Fees payable to factor approx. £250 per annum.

All fixtures and integrated white goods will be included while the washing machine, book shelves in living room and bedrooms, and small free standing wardrobe in bedroom can be included upon request.



Aberlady has enjoyed the reputation of being one of East Lothian's most desirable coastal villages. Approximately 17 miles from Edinburgh the village enjoys an air of charm, savoured by few communities in today's fast moving world. Aberlady is ideal for golfers with an abundance of stunning courses including Kilspindie, Luffness, and Craigielaw Local amenities provided include a first rate primary school (and within the catchment for North Berwick high school), a Margiotta store, farm shop, post office, local pub and boutique hotel and restaurant. There are quick links to Longniddry with further amenities and fast access to Edinburgh by train. Leisure facilities in the area include a good choice of famous golf courses, delightful walks along the coast, or bird watching in the nearby Sanctuary.









Meadowside,  
Aberlady,  
Longniddry,  
East Lothian, EH32 0BF



Approx. Gross Internal Area  
2048 Sq Ft - 190.26 Sq M  
Garage  
Approx. Gross Internal Area  
333 Sq Ft - 30.94 Sq M  
For identification only. Not to scale.  
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