



TIGH NAN EUN MARA

Aberlady, East Lothian



A BEAUTIFULLY PROPORTIONED FAMILY HOME WITH EXCEPTIONAL OUTLOOKS OVER THE EAST LOTHIAN COASTLINE, GOLF LINKS AND OPEN COUNTRYSIDE

Summary

- Substantial and elegant detached family house set within established garden grounds
 - Generous and flexible accommodation arranged over two floors
- Impressive reception spaces including a large sitting room, formal dining room and study
- Well appointed kitchen positioned at the heart of the home, with adjacent garden room and conservatory
- Four bedrooms in the main part of the house, including a principal bedroom suite with en suite shower room
 - One bedroom ground floor annexe with sitting room, shower room and access to the conservatory
 - Detached double garage with additional attic storage
- Mature gardens laid predominately to lawn with established planting and hedges creating distinct zones within this beautiful outside space.
 - Outstanding coastal and countryside views across Aberlady Bay and Craighelaw gold course.

Distances: Edinburgh city centre 14 miles, Edinburgh Airport 22 miles, Longniddry railway station 3 miles (regular services to Edinburgh Waverley), Haddington 8 miles, North Berwick 6 miles (All distances and times are approximate)

LOCATION

Aberlady is a highly desirable and picturesque coastal village situated in the heart of East Lothian, renowned for its beautiful natural setting, strong community spirit and outstanding quality of life. The village lies on the southern shore of the Firth of Forth, adjacent to the Aberlady Bay Local Nature Reserve, offering expansive views across the water towards Fife and providing a remarkable sense of space and openness.

The village itself offers a range of day to day amenities including a well regarded primary school, village shop, cafés and a popular hotel. Further services are available in the nearby market towns of North Berwick, Gullane and Haddington, each offering a wider selection of shops, restaurants and leisure facilities.

Aberlady is particularly well placed for outdoor pursuits. The surrounding area is internationally recognised for its exceptional golfing, with a concentration of world class links courses including Muirfield, Gullane, North Berwick, Renaissance Club and Archerfield Links all within easy reach. In addition, the immediate coastline provides excellent opportunities for walking, cycling, sailing, paddle boarding and birdwatching, with scenic coastal paths and sandy beaches close at hand.

Schooling in the area is excellent. Local state primary schooling is available within the village, with secondary education provided at North Berwick High School, widely regarded as one of the strongest state schools in East Lothian. A number of highly respected independent schools are also within convenient reach, including Loretto School in Musselburgh, Belhaven Hill School in Dunbar, and a broad selection of Edinburgh's independent schools such as George Watson's College, Fettes College, Merchiston Castle School and The Edinburgh Academy.

Aberlady is well connected for commuting. Nearby Longniddry and Drem railway stations provide regular services to Edinburgh Waverley, with journey times of approximately 25-30 minutes. Road links via the A1 give swift access to Edinburgh city centre, the Scottish Borders and Edinburgh Airport.





THE PROPERTY

Tigh nan Eun Mara is an impressive and well balanced family home, occupying a generous and private plot in a superb coastal setting. The house combines elegant traditional proportions with flexible accommodation well suited to modern family living.

The approach is welcoming, with a gravel driveway leading to the main entrance and detached garage beyond. Internally, the accommodation is arranged over two principal floors and is generous in scale throughout. A spacious entrance hall provides a natural centre point, with the principal reception rooms flowing well from it. The sitting room is particularly appealing, with broad windows that take in the views across the gardens and surrounding landscape, while the formal dining room offers an ideal space for entertaining. A separate study provides a quiet and practical area for home working.

The kitchen sits at the heart of the house and works well for day to day living. It connects comfortably with the annexe and leads through to the conservatory, creating a good balance between informal family space and more formal rooms. The ground floor also includes a utility room and two WCs.



Bedroom accommodation is mainly on the upper floor, where there are four well proportioned double bedrooms, a family bathroom and useful storage. The principal bedroom is particularly well sized and benefits from its own en suite shower room and stunning views. The annexe provides an additional ground floor bedroom, offering flexibility for guests or multigenerational living.



Annexe



Annexe



Annexe



Annexe



GARDEN AND GROUNDS

The house sits within mature and well established garden, grounds of around 1 acre, with planting and hedging providing a good degree of privacy and shelter. The gardens are laid mainly to lawn, with a variety of shrubs and trees adding structure and interest, and there are several areas suited to outdoor seating.

Both the house and gardens enjoy far reaching views across the surrounding countryside, nearby golf courses and towards the coastline, creating a setting that is increasingly rare in this sought-after part of East Lothian. A sheltered sun porch to the rear provides an ideal spot to enjoy the garden and views towards the sea.

The grounds are complemented by a detached double garage, greenhouse and fruit trees, making the property both practical and versatile.



GENERAL REMARKS

EPC Rating: D

Viewings: Strictly by appointment with Knight Frank – 0131 222 9600

Directions: What3Words: [///online.piglet.reforming](https://online.piglet.reforming)

Postcode: EH32 ORD

Services: Mains gas, electricity and water. Drainage is to a private septic tank.

Local Authority: East Lothian Council

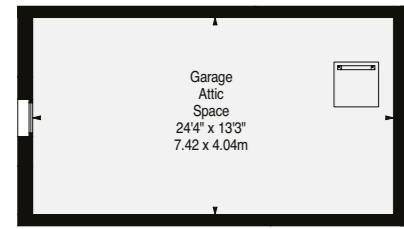
Fixtures & Fittings: Fitted floor coverings, integrated appliances and light fittings are to be included within the sale. Curtains may be available by separate negotiation.

Servitude rights, burdens and wayleaves: The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

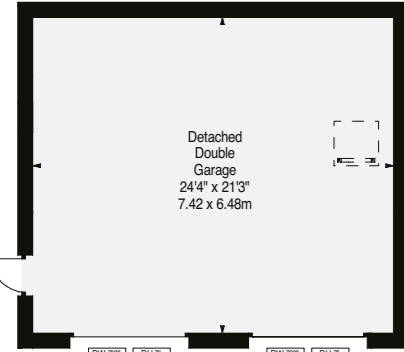
Offers: Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date, but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit: A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

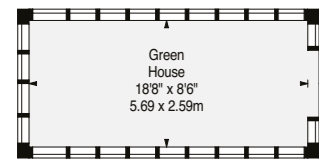




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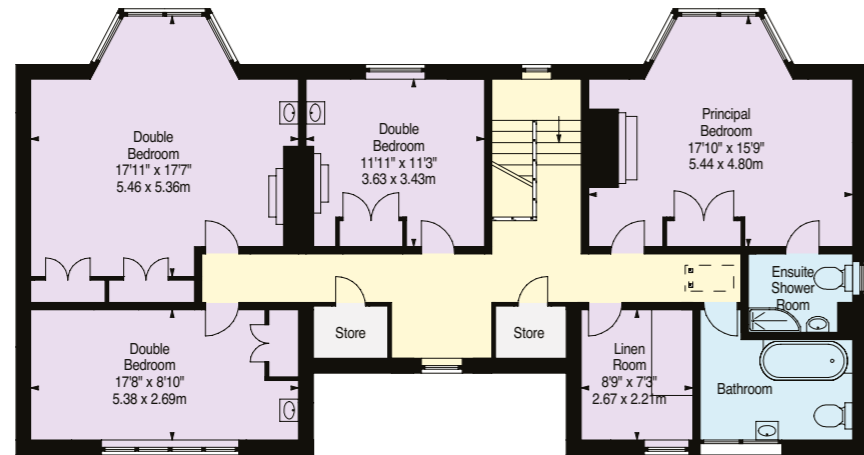


Ground Floor

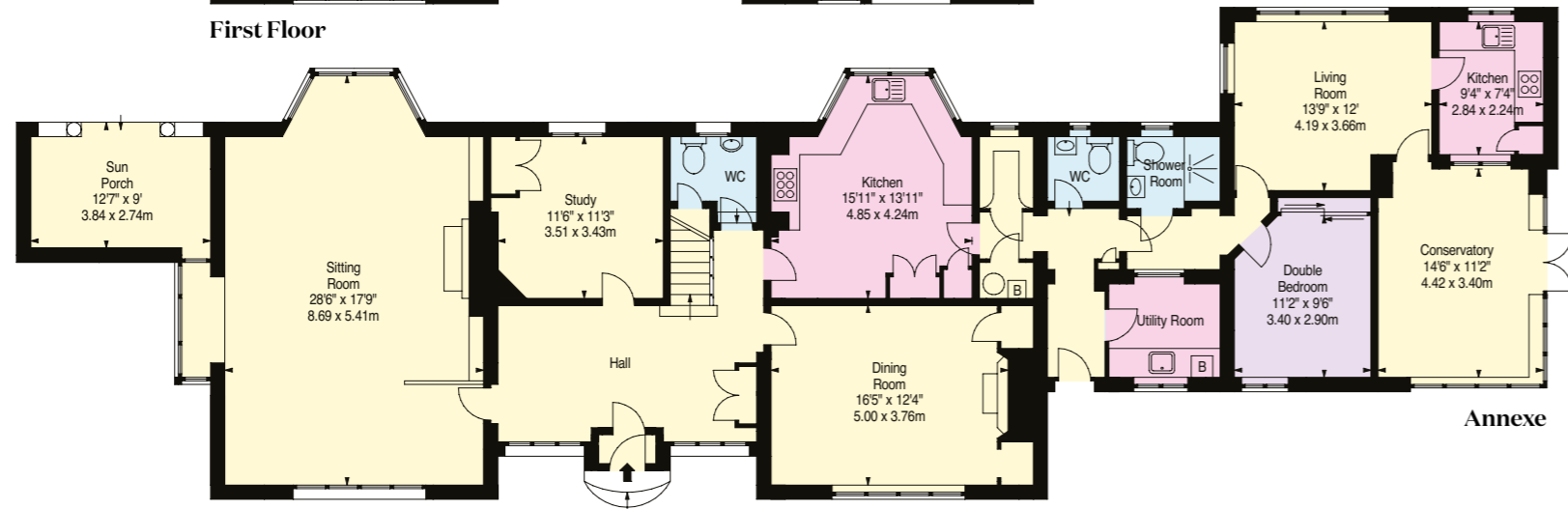


Ground Floor

Key:
DW - Door Width
DH - Door Height



First Floor



Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
3467 Sq Ft - 322.08 Sq M
Sun Porch, Garage & Green House: 1101 Sq Ft - 102.28 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted
to tell you more.

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