










Offers Over
£535,000

24 Meadowside

Aberlady | East Lothian | EH32 0BF

An immaculately presented five bedroom detached villa by Cruden Homes, set within the sought after coastal village of Aberlady. This impressive property offers generous and well designed accommodation, perfectly suited to modern family living. Surrounded by private gardens and complemented by a detached double garage, it combines comfort and practicality in a highly desirable East Lothian setting, close to local amenities, transport links and beautiful open surroundings.

-  2 public rooms
-  5 bedrooms
-  2 bathrooms plus WC
-  Front and rear gardens
-  Double garage and driveway
-  EPC rating – B
-  Council tax band – G



Description

You are welcomed by a bright entrance hallway with useful understairs storage and to the right a spacious lounge is filled with natural light from large windows, creating a warm and inviting setting. To the rear, the stylish dining kitchen is fitted with a range of sleek white wall and base units with co-ordinated worktops, and features doors opening directly into the garden. A versatile room to the front complete with a deep storage cupboard, offers flexibility as a fifth bedroom or home office/study. A practical utility room and a conveniently located WC complete the accommodation on this level.

Carpeted stairs rise to the first floor landing, which also benefits from useful storage cupboards. The principal bedroom features a Juliet balcony, built in wardrobe and en suite shower room. There are three further double bedrooms, one with built in wardrobe, together with a contemporary family bathroom fitted with a crisp white four piece suite including a bath and separate shower cubicle. Further benefits include gas central heating, double glazing, solar panels and a security alarm system.



Extras

Included in the sale will be the induction hob and electric oven, integrated fridge/freezer and dishwasher, and freestanding wardrobe in bedroom four. Please note the light shades in the hall and lounge will be removed.

Gardens and Parking

A neat lawned front garden provides a pleasant approach to the property, while to the rear lies a generous fully enclosed garden with lawn and a large patio area, enhanced by flowering borders and apple trees. This private outdoor space is ideal for relaxing, dining and enjoying the warmer months, while also offering a secure setting for children and pets. A detached double garage with remote controlled door, power and light sits alongside an expansive driveway providing off street parking, complete with an EV charging point.

Factoring

The common grounds around the development are maintained by Ross & Liddell at a cost of approximately £150 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

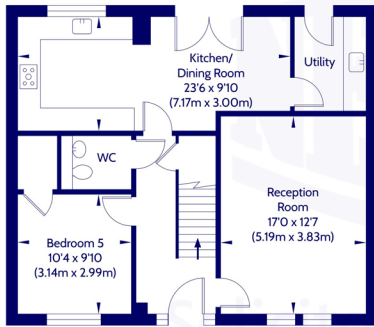
The beautiful coastal conservation village of Aberlady lies on the southern shores of the Firth of Forth. The East Lothian coastline is one of natural beauty with Aberlady Bay itself being a famous Nature Reserve. Kilspindie and Craighelaw golf courses are both close to the property whilst the famous 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.



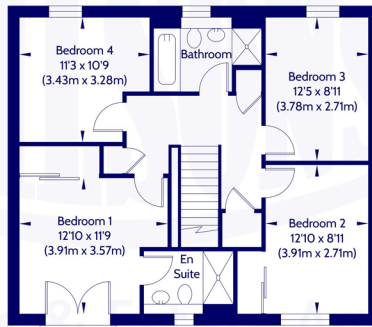


Approx. Gross Internal Floor Area 144 Sq M / 1540 Sq Ft.

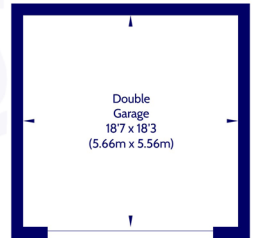
Ground Floor



1st Floor



Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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