

7 The Maltings

SEA WYND, LONGNIDDRY, EH32 0SD



Two-Bedroom End Terraced House in East Lothian's Seaside Village of Aberlady



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this spacious two-bedroom end terraced townhouse in East Lothian's Highly Sought After Village of Aberlady.

THE KITCHEN



Inside, the property comprises:

- Fully equipped kitchen dining room which is on the ground floor of the property and offers excellent space for dining.
- Spacious living area which is on the middle floor and benefits from windows at both sides of the room. The living area is comfortable and offers various possibilities when it comes to furniture arrangements.

THE LIVING ROOM





- The property has two double bedrooms both of which are good sizes and have good space for freestanding storage units.
- The Property further benefits from a three-piece family bathroom on the top floor along with the bedrooms.

THE BATHROOM



BEDROOM 1



BEDROOM 2

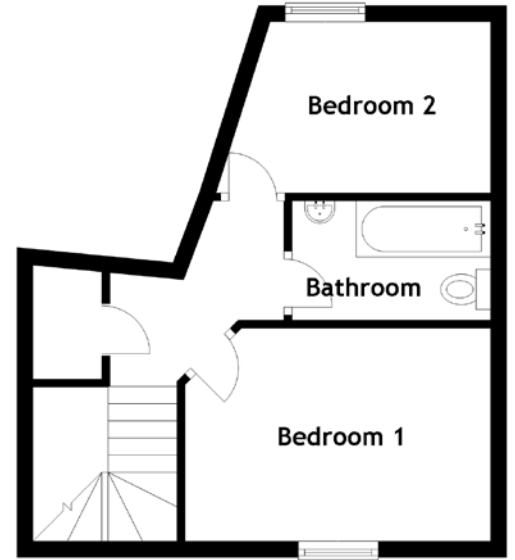
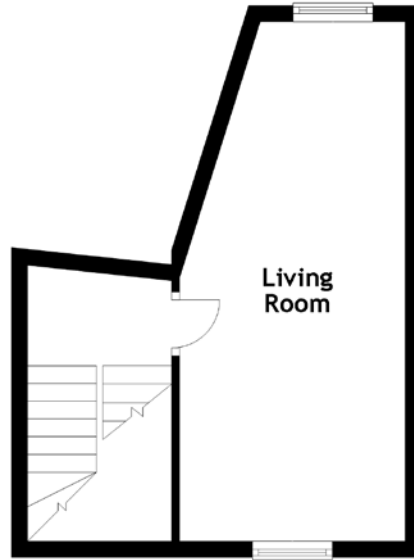
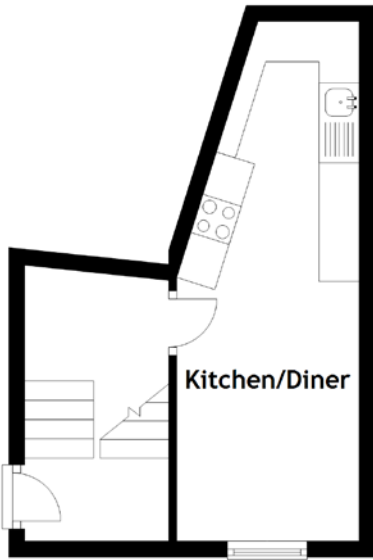


In addition, the property benefits from free on-street parking, and from being fully double-glazed, making for a warm home year round and the heating is an electric system.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

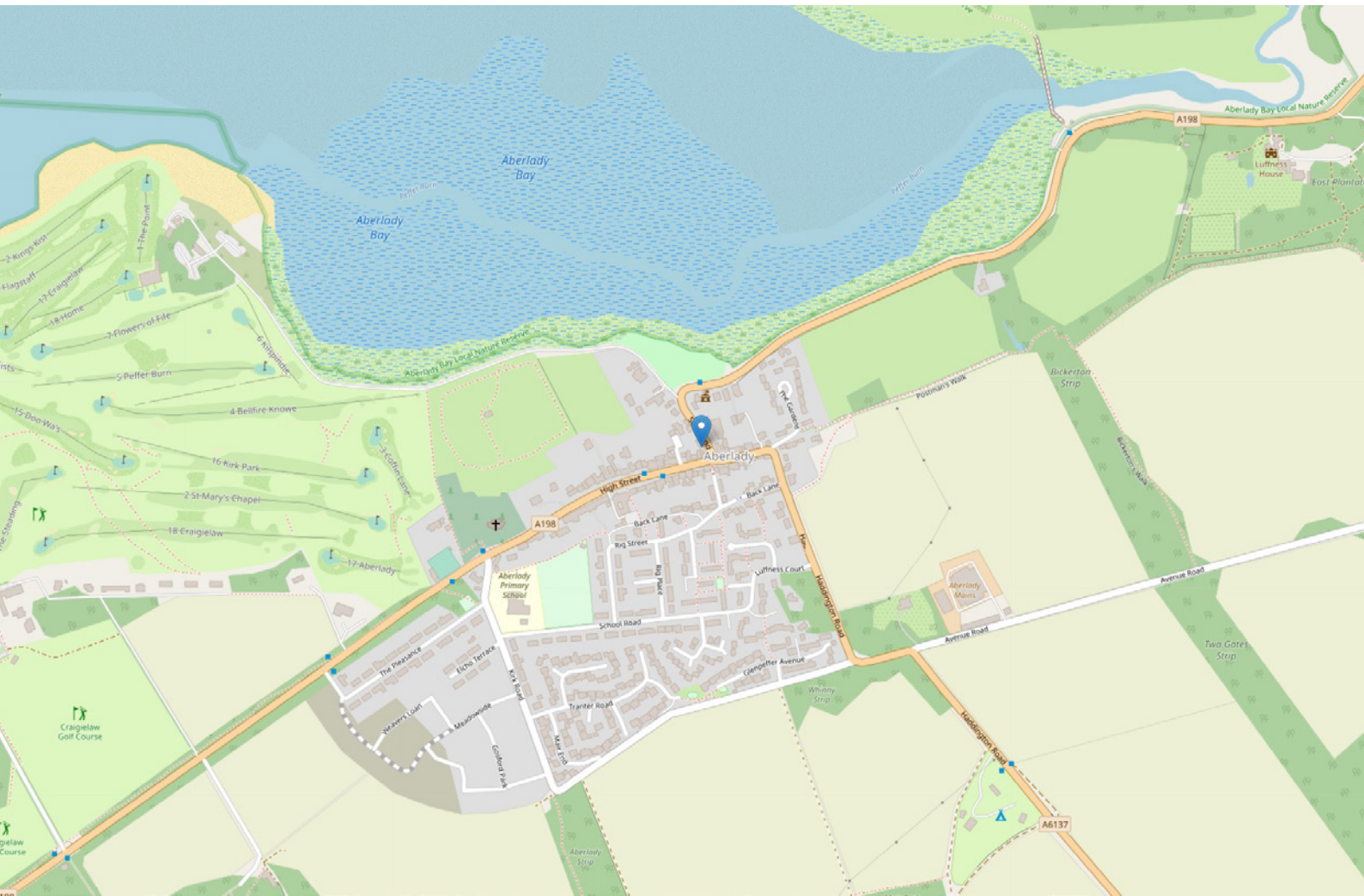


Approximate Dimensions (Taken from the widest point)

Kitchen/Diner 6.48m (21'3") x 2.28m (7'6")
 Living Room 6.48m (21'3") x 2.82m (9'3")
 Bathroom 2.64m (8'8") x 1.49m (4'11")

Bedroom 1 3.82m (12'6") x 2.66m (8'9")
 Bedroom 2 3.45m (11'4") x 2.38m (7'10")

Gross internal floor area (m²): 95m²
 EPC Rating: D



THE LOCATION

Set on the stunning East Lothian coastline, the seaside village of Aberlady is one of exceptional natural beauty. Like much of East Lothian, Aberlady is a haven for golfers, with several courses including Kilspindie, Luffness, and Craigielaw, and first-class accommodation and amenities catering for locals and visitors alike.





The village offers two charming hotels – the Old Aberlady Inn and the award-winning Duck’s Inn, as well as a Post Office and a village store. For more extensive shopping, nearby North Berwick promises a wealth of independent stores, high-street retailers, and supermarkets. Donald Watson Art Gallery at Waterston House in Aberlady is a favoured exhibition venue of many of the UK’s leading wildlife artists and photographers, who flock to the area for its rich nature and wildlife. A tranquil afternoon can be spent walking along the shore (part of the John Muir Way) or visiting idyllic Aberlady Bay – Britain’s first local nature reserve. Aberlady benefits from its own primary school and falls within the catchment area for highly-regarded North Berwick High School. Aberlady is within easy reach of the A1, just 30 minutes drive from Edinburgh. Regular bus services connect to Longniddry train station (around three miles away) and the heart of Edinburgh.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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