

21 Luffness Court

ABERLADY, EAST LoTHIAN, EH32 0SE



A BEAUTIFULLY PRESENTED TWO-BEDROOM HOME WITH A PRIVATE GARDEN



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present 21 Luffness Court to the market. Stepping into this delightful home, you are immediately welcomed by a bright and inviting hallway, offering a warm first impression and setting the tone for the rest of the property.

To the left, the spacious living room is bathed in natural light thanks to its large picture windows, which frame a lovely view of the private rear garden. With soft neutral décor and plush carpeting underfoot, this is the perfect space to relax after a long day or entertain friends and family in comfort.



Leading off the hallway, the stylish kitchen has been thoughtfully designed with sleek, modern cabinetry and durable worktops, offering plenty of preparation space for those who love to cook. Integrated appliances provide a streamlined look, while a large window fills the space with natural light and offers a pleasant view outside. There's also ample space for additional appliances, ensuring functionality meets style.



The home offers two well-proportioned bedrooms, each designed to create a peaceful retreat. The primary bedroom is a generous double, complete with soft carpeting and a calming neutral palette, perfect for unwinding at the end of the day. The second bedroom is equally well-sized and versatile, ideal as a guest room, home office, or a cosy space for a child.





Bedroom 2

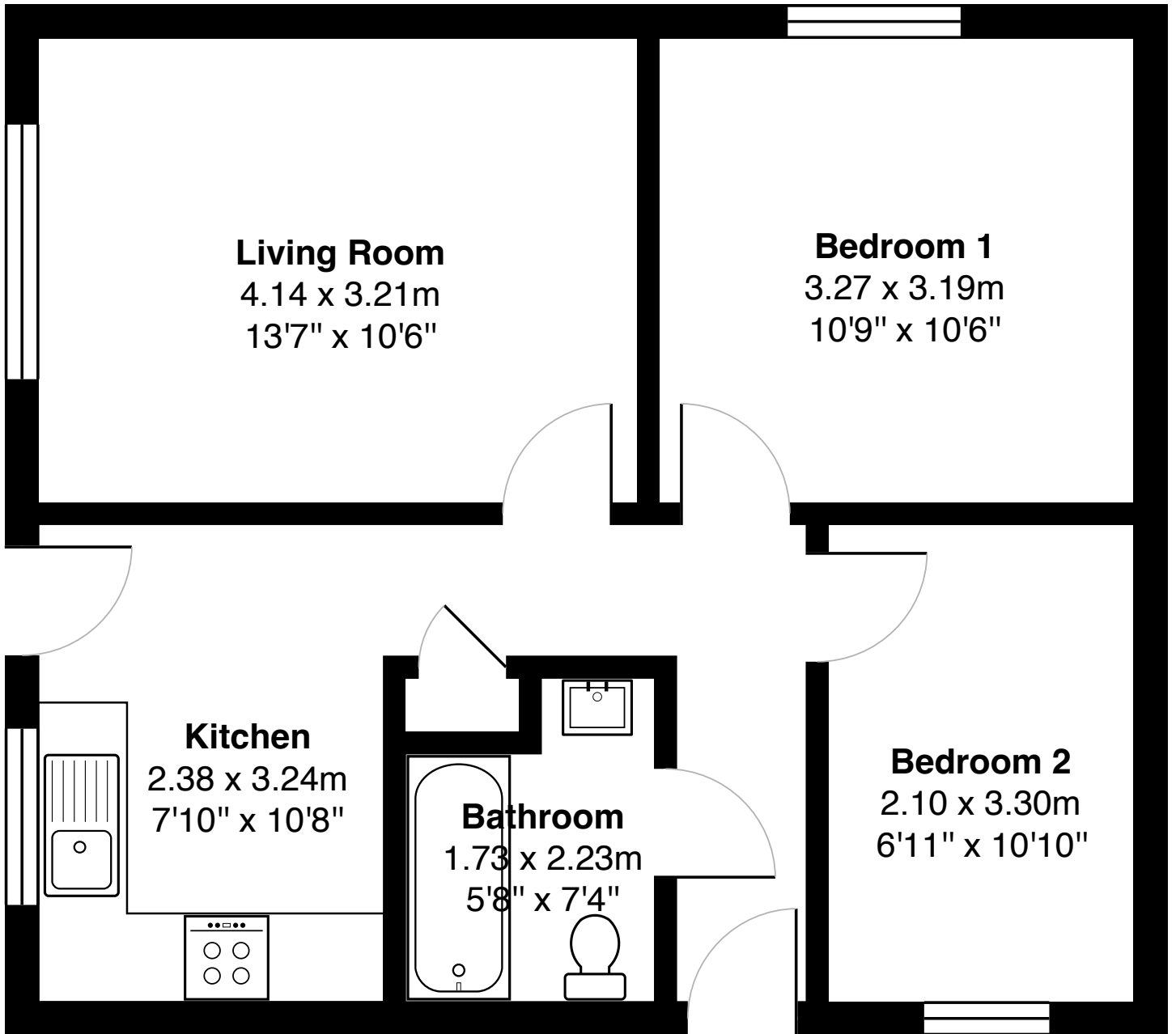




The bathroom has been beautifully finished, featuring contemporary marble-effect wall panels, a sleek vanity unit, and a full-sized bath with an overhead shower, providing both luxury and practicality. A separate WC adds further convenience, especially for busy mornings.







Gross internal floor area (m²): 51m²

EPC Rating: C



Externally, this home continues to impress with its private rear garden, a fantastic outdoor space designed for both relaxation and entertaining. The decked seating area provides the perfect spot for enjoying your morning coffee or hosting summer barbecues, while the lawned area and flower beds add a touch of greenery. A storage shed offers additional practicality, perfect for gardening tools or outdoor equipment. Enclosed by fencing, this space ensures privacy while still feeling open and inviting.

Located in a quiet and sought-after cul-de-sac, this home benefits from excellent transport links, nearby schools, and local amenities, making it an ideal choice for first-time buyers, small families, or those looking to downsize without compromising on comfort and style. This beautifully maintained home is move-in ready and offers a fantastic opportunity to settle into a welcoming and well-connected neighbourhood.

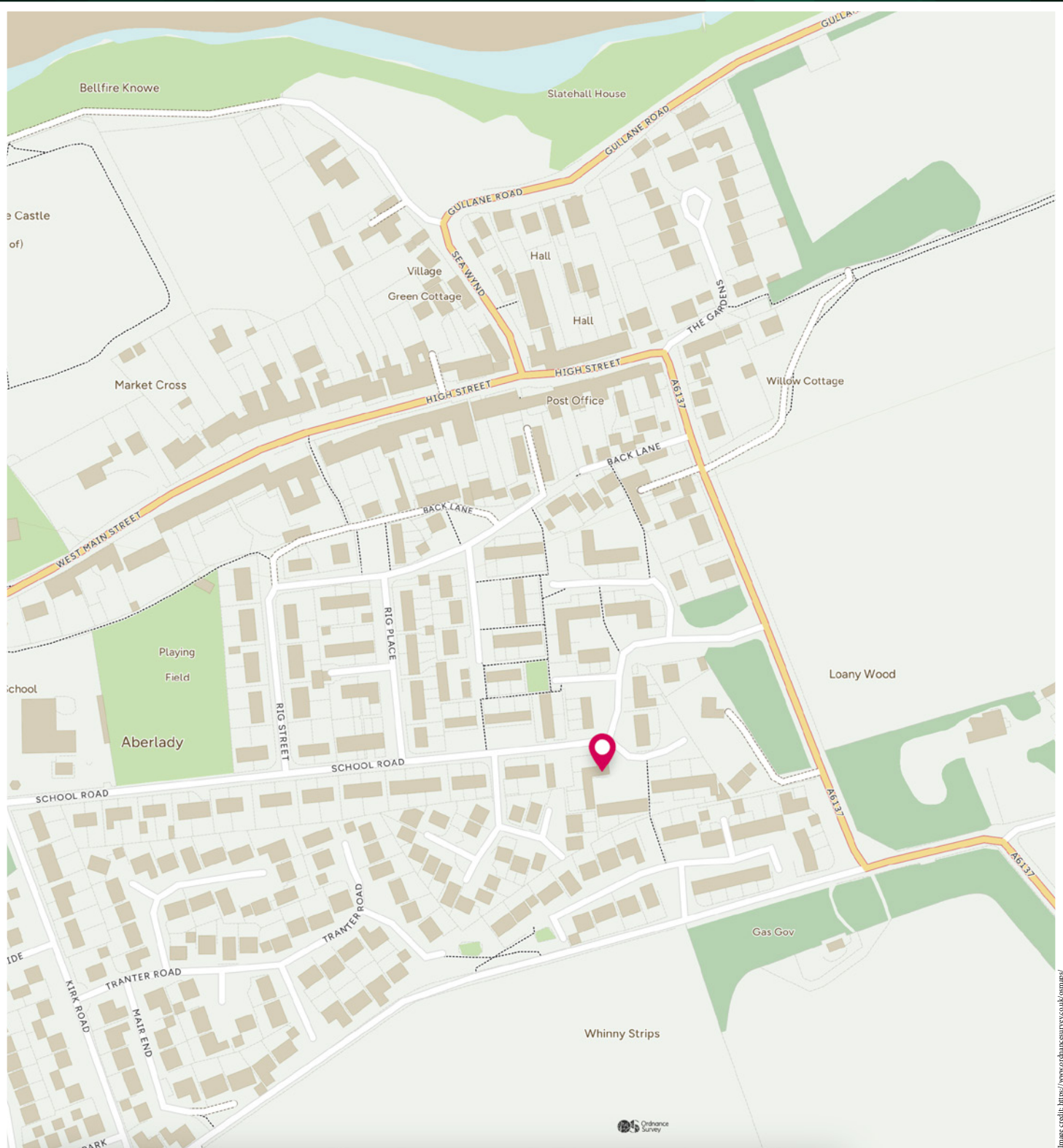


Located in East Lothian, Aberlady is a sought-after coastal village offering a blend of tranquil countryside living and great connectivity. Known for its stunning Aberlady Bay Nature Reserve, scenic coastal walks, and easy access to Longniddry Beach, the area is perfect for outdoor enthusiasts.

Aberlady has a strong community feel, with local shops, cosy cafés, and traditional pubs. For golf lovers, world-class courses such as Gullane, Muirfield, and Craighielaw are nearby. Longniddry Train Station provides regular services to Edinburgh in around 20 minutes, and the A1 offers quick road links to the capital and beyond.

Families benefit from excellent local schools, including Aberlady Primary School and North Berwick High School. With a mix of coastal charm, great amenities, and easy commuting options, Aberlady is an ideal place to call home.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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