

# 1 School Road

ABERLADY, LONGNIDDRY, EH32 0RN



*This lovely three-bedroom semi-detached bungalow sits on a generous plot in the sought-after village of Aberlady*



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McEwan Fraser is delighted to present this lovely three-bedroom semi-detached bungalow to the market. The property sits on a generous plot in the sought-after village of Aberlady in East Lothian. The property is presented in good order and boasts generous accommodation, low maintenance front and rear gardens, a timber garage, an outbuilding for additional storage, a driveway, gas central heating, and double glazing.

# THE LIVING ROOM



Internal accommodation is focused on a bright spacious living room that is neutrally decorated and finished with laminate flooring. A wood-burning stove creates a natural focal point for the room and there is plenty of space for a variety of different furniture configurations. This will give the new owner plenty of flexibility to create their ideal entertaining space. Double doors from the living room open into a breakfasting kitchen.

# THE KITCHEN



The kitchen has a good range of units that offer excellent prep and storage space for the aspiring chef. The kitchen is arranged around freestanding appliances and there is space for a large breakfast table.





There are three double bedrooms. Bedroom one overlooks the rear garden and benefits from integrated storage and ample floor space for a full suite of bedroom furniture. Bedroom two is front facing and again enjoys integrated storage. Bedroom three enjoys integrated storage, an integrated wardrobe, and boasts contemporary décor and a laminate floor.

Internal accommodation is completed by the bathroom which is partially tiled and finished with a three-piece white suite and a shower over the bath.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



Externally, a mature hedge and iron gates border the generous, low-maintenance, front garden. A driveway to the side can comfortably accommodate two cars. There is a large rear garden that has been landscaped to offer several patio areas and mature flower beds. There is a substantial outhouse and a timber garage for additional storage.

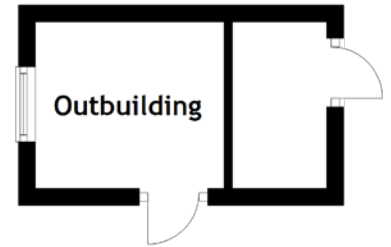
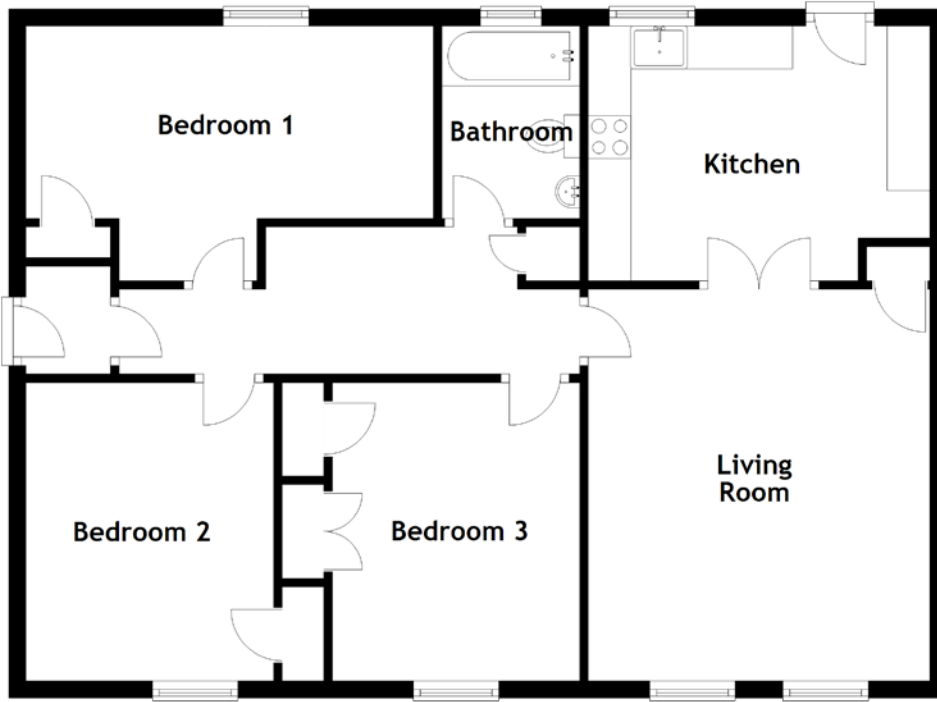
This is a stunning property in a great location. It would be perfect for a young family or someone who was downsizing.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



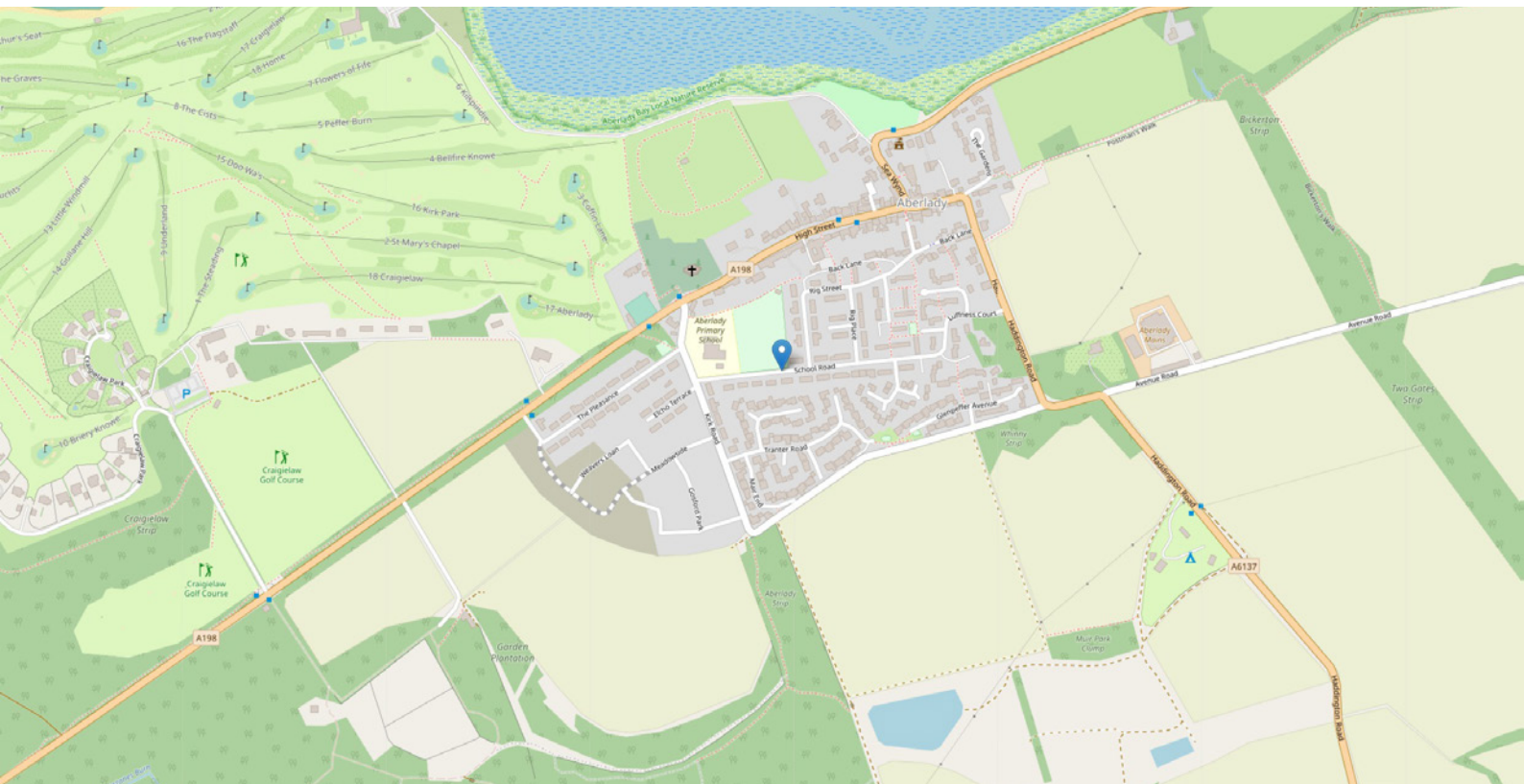
Approximate Dimensions  
(Taken from the widest point)

Living Room 4.58m (15') x 4.00m (13'1")  
 Kitchen 4.00m (13'1") x 2.98m (9'9")  
 Bedroom 1 4.75m (15'7") x 2.98m (9'9")  
 Bedroom 2 3.49m (11'5") x 2.90m (9'6")

Bedroom 3 3.49m (11'5") x 2.89m (9'6")  
 Bathroom 2.25m (7'5") x 1.61m (5'3")

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup>  
 EPC Rating: C

Extras: Fixtures and fittings.



# 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.



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