



2 GOLF COURT

HIGH STREET, ABERLADY
EAST LoTHIAN, EH32 0SQ

Immaculate three bedroom mid-terrace house is set in the peaceful and sought-after village of Aberlady

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GSB
PROPERTIES



Aberlady is a picturesque and historic seaside village

Set on the stunning East Lothian coastline the area is one of exceptional natural beauty. The village offers hotels, pubs, the award-winning Ducks restaurant, independent retailers, mini store and a post office. A tranquil afternoon can be spent walking the shore (part of the John Muir Walkway) or visiting the Donald Watson Art Gallery, one of the jewels of Waterston House and a favoured venue of many of the UK's leading wildlife artists and photographers. For more extensive shopping, nearby North Berwick offers a wealth of independent retailers and supermarkets. Aberlady benefits

from its own primary school and is in the catchment area for North Berwick High School. The area is a haven for golfers. There are several golf courses including Kilspindie, Luffness and Craigiellaw Golf Club. Within the village itself there is also a Badminton Club, Curling Club, Football Club and Bowling Club. It is within easy reach of the A1, just 30 minutes' drive from Edinburgh. Regular bus services connect to Fort Kinaird, Royal Infirmary, Ocean Terminal, Longniddry Train Station (around 3 miles away) and to the heart of Edinburgh.



Boasting stunning views out across the sea

This immaculate three bedroom mid-terrace house is set in the peaceful and sought-after village of Aberlady (a prominent RSPB Nature Reserve and a favorite with Bird watchers and walkers) boasting stunning views out across the sea. It is an ideal family retreat and is also within an easy commuting distance from Edinburgh city centre.



The front door leads to a large hallway which benefits from good storage space and a convenient WC. The spacious open-plan lounge and dining area benefit from a window and the large sliding doors invite the garden in. These doors lead out to a private patio area, making it an ideal area for socialising and family gatherings or dining alfresco. The quality country kitchen has a Range Cooker, Belfast sink, quartz worktops (installed April 2013) and stone tiles with underfloor heating. This, together with plenty of storage units and integrated appliances, make this kitchen a cook's delight! Upstairs, there are three good sized double bedrooms. Each room benefits from floor-to-ceiling wardrobes and bedroom 1 and 2 offer outstanding views. There is also a large, white tiled family bathroom with a white 3-piece-suite and a separate shower. A hatch with a Ramsey ladder lead to the floored attic space, ideal for storage. The property also benefits from double glazing which have been renewed throughout in 2011.

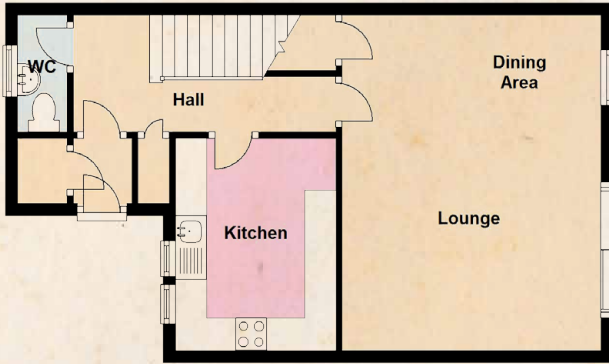


Externally, the property offers lovely front, back and side gardens. From the sunny patio in the back garden, the views are remarkable. The property further offers a private parking bay and a guest parking bay in the courtyard.

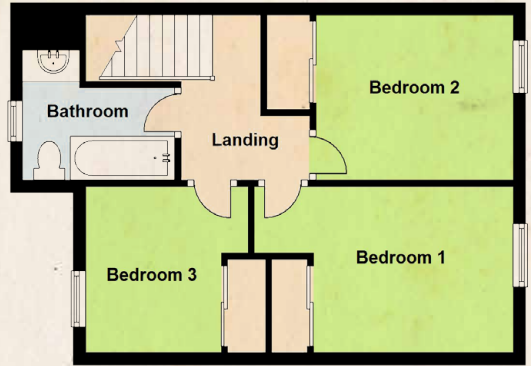


EPC Rating - C.

Ground Floor

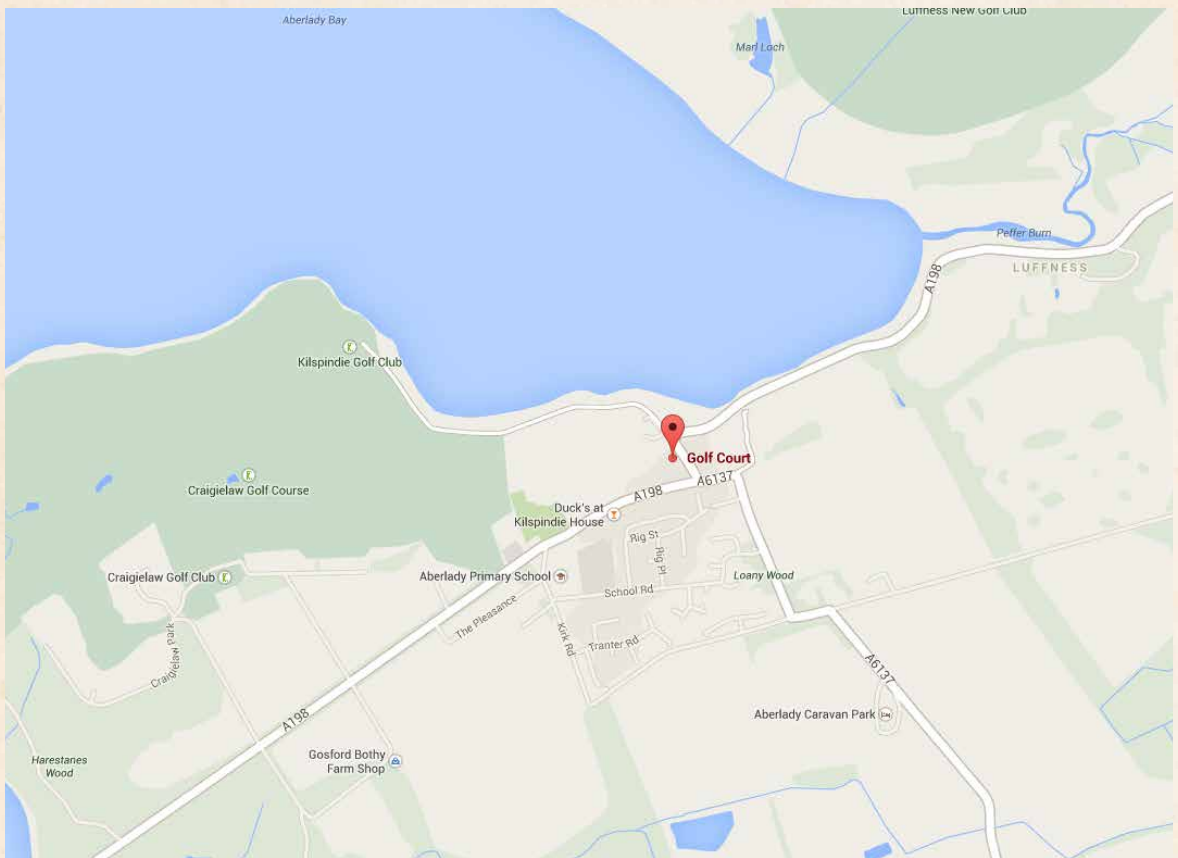


First Floor



Approximate Dimensions (Taken from the widest point)

Lounge & Dining Area	5.30m (17'5") x 4.17m (13'8")	Bedroom 3	2.62m (8'7") x 2.62m (8'7")
Kitchen	3.35m (11') x 2.59m (8'6")	Bathroom	2.45m (8'1") x 2.06m (6'9")
Bedroom 1	4.17m (13'8") x 2.62m (8'7")	WC	1.85m (6'1") x 0.80m (2'7")
Bedroom 2	3.18m (10'5") x 2.62m (8'7")		



HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.



1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.