



7 School Road, Aberlady, Longniddry, East Lothian, EH32 0RN

Two Bedroom, Semi-Detached Bungalow with Gardens & Driveway

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Property Description

Well presented, two bedroom, semi-detached bungalow, set on a south-facing plot with generous gardens and a driveway. Located on a quiet residential street in the highly desirable and sought-after coastal village of Aberlady, East Lothian.

Comprises an entrance porch, hall, living room, kitchen, two double bedrooms, and a wet room.

Requiring some updating, features include well-proportioned room sizes, and excellent storage including two external stores and a floored loft mirroring the floorplan. In addition, there is electric heating, double glazing, a fitted kitchen and a modern 'wet room' style shower room.

There is low maintenance landscaping to the front incorporating the driveway, whilst a generously-sized and enclosed garden includes a patio, lawn and summer house.

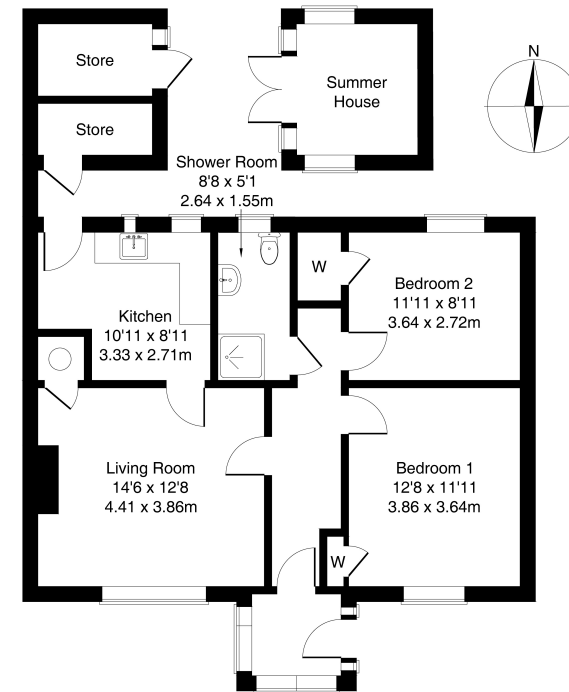
The southerly-facing entrance porch opens into the hall which gives access throughout the majority of the property. Set to the front, the living room features a central light fitting and a fireplace with a wooden surround. Set off the living room, with access to the rear garden and ample space for dining furniture, the kitchen is fitted with units and worktops, a sink with drainer, and a freestanding fridge/freezer included in the sale.

Bedroom one is front-facing, with generous space for freestanding furniture; whilst bedroom two is set to the rear, currently used as a dining room and also offers ample space. Completing the accommodation, set to the rear, the wet room has an electric shower unit and a two-piece suite.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (732 sq ft - 68 sq m.) (Excluding Outbuildings)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Aberlady, lying on the East Lothian coast, some 15 miles to the east of Edinburgh, is an attractive historic village offering a good range of everyday local amenities and facilities. It benefits from excellent transport links to Edinburgh, just minutes from the A1, and with a railway station at Longniddry and North Berwick. A broader selection of shops and services is provided by the nearby towns of North Berwick, Haddington and Tranent. Aberlady has its own primary school, with

secondary schooling at Preston Lodge High School, Prestonpans and North Berwick High School. Like many East Lothian coastal towns, Aberlady has a superb selection of golf courses, including Craiglaw, Kilspindie, Luffness, Gullane and Longniddry; as well as further recreation at Aberlady Bay Local Natural Reserve, Gullane and Yellowcraig Beach, and North Berwick beaches further afield, with the John Muir coastal walk passing through the village.





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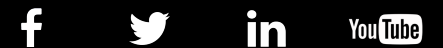
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