

20 LUFFNESS COURT

ABERLADY, LONGNIDDRY, EH32 0SE

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PROPERTY SUMMARY

Set within a peaceful residential court in sought-after Aberlady, near shops, schools and tranport links, this mid-terraced house offers three-bedroom accommodation, private gardens and exciting scope for modernisation. With a flexible layout and space to make your own, it presents an appealing opportunity for buyers looking to create a home that reflects their personal style. The hall features a useful study, leading to a bright living room with a large front-facing window. A separate dining room connects to the fitted kitchen, creating a practical arrangement for everyday living and entertaining. Upstairs, three well-proportioned bedrooms are complemented by a family bathroom and a walk-in wardrobe, offering flexibility for family life, guests or home working. Private gardens provide scope for landscaping and outdoor enjoyment, while on-street parking is available nearby.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.











"A flexible three-bedroom home with private gardens and scope to modernise."

FEATURES

- Mid-terraced house over two floors in Aberlady
- Flexible interiors with scope to modernise
- Entrance hall
- Bright, generous living room
- Separate spacious dining room
- Fitted kitchen
- Three bedrooms, one with a walk-in wardrobe
- Useful study
- Family bathroom
- Private front and rear gardens
- Unrestricted on-street parking
- Gas central heating and double glazing

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360°

CLICK HERE

for a virtual tour of the property

"The bright living room leads through to a dining room and on to the fitted kitchen."







ABERLADY, EAST LOTHIAN

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 is home to the Old Aberlady Inn, a Margiotta convenience store which stocks Waitrose products, and The Leddie: a boutique bar, restaurant, and inn. 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 to the heart of Edinburgh.






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HOUSE SALES

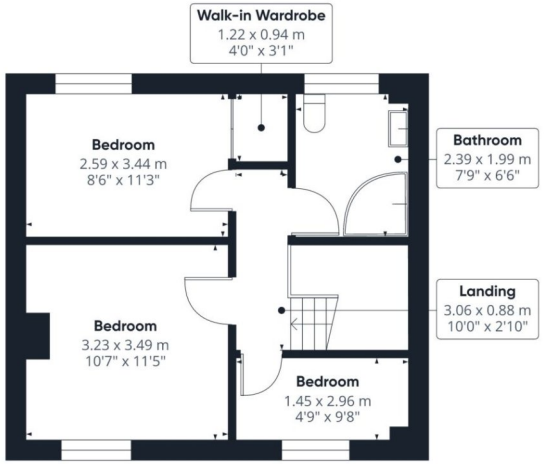
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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.

FLOORPLAN



Main Floor





FLoor Level 2

GARDEN STIRLING BURNET

Approximate total area(1)

68.8 m²
740 ft²

Reduced headroom

0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

EPC RATING C

COUNCIL TAX BAND C