



3 Golf Court
Aberlady
EH32 0SQ

3 Golf Court Aberlady

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Situated in the highly sought after and picturesque coastal village of Aberlady, 3 Golf Court offers beautifully presented accommodation arranged over 2 floors. The property benefits from views over Aberlady Bay sits within a quiet development in the heart of the village. The well-presented accommodation comprises; entrance vestibule with storage, welcoming hallway with WC off and useful storage cupboard, well-proportioned living/dining room with attractive gas log effect fire, conservatory off with access to the garden, kitchen with a range of base and wall mounted units and appliances with walk-in larder. Upstairs there are 3 good sized bedrooms all with fitted wardrobes and the family bathroom with bath and over bath electric shower, WC and wash handbasin. Large floored attic. Outside there is a pretty enclosed garden to the front and rear and a private parking space, plus visitor parking within the shared courtyard.

Property Features

Desirable Location

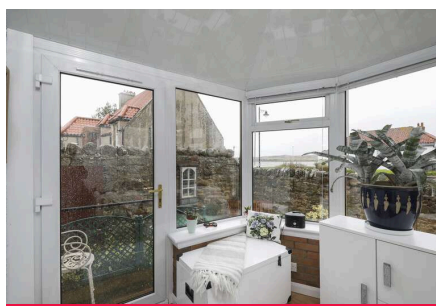
Beautifully Presented

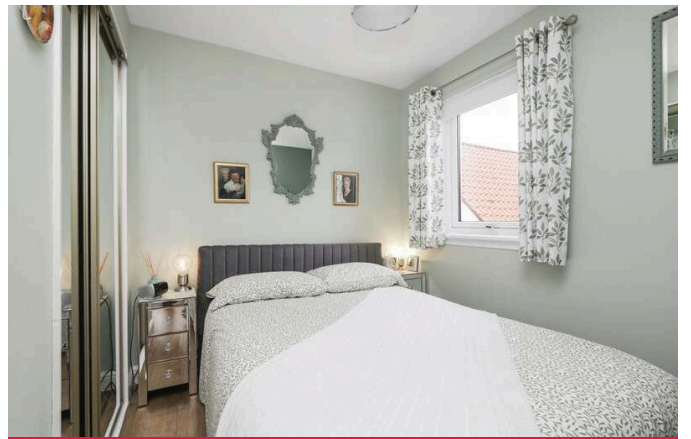
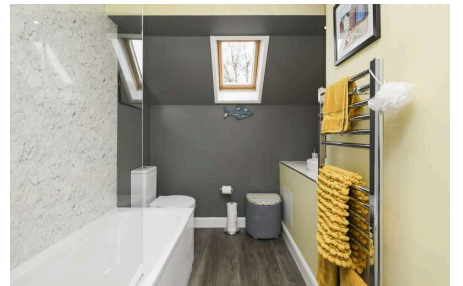
Stunning Views

3 Bedrooms

Private Garden

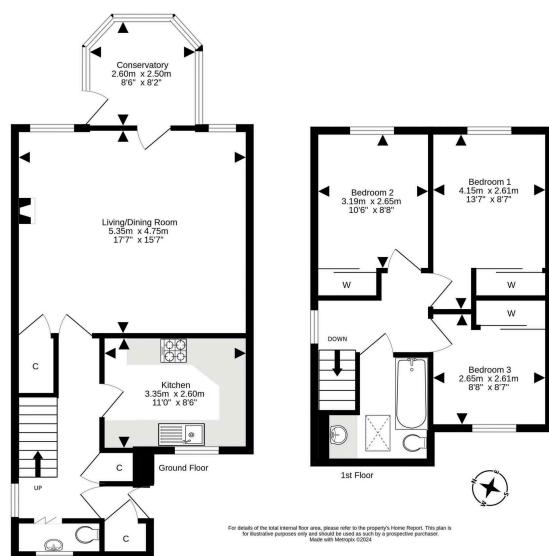
Private Parking







The beautiful coastal conservation village of Aberlady, on the southern shores of the Firth of Forth, lies approximately 30 minutes by car or by train from Edinburgh. The East Lothian coastline is one of natural beauty with Aberlady Bay itself being a famous Nature Reserve. The village itself offers good local amenities and is served by two hotels with restaurant facilities, local shops and a primary school with a nursery. The property is within the catchment area for North Berwick High School and Loretto Private School in nearby Musselburgh. There are numerous golden sandy beaches close by including Gullane Bents and Yellowcraigs/Broad Sands. Drem and Longniddry train stations, the City Bypass and the Central Scotland Motorway network, together with Edinburgh International Airport, are all within easy reach.



Extras

All fitted floor covering, light fittings. Kitchen appliances including free standing fridge/freezer, dishwasher and washing machine (the seller will not warrant their working order). Shed (14'x6') with power and light to the side of property.

AS Anderson Strathern

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Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

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