

2 THE POPLARS

High Street, Aberlady, East Lothian, EH32 0RE

TRADITIONAL
mid-terraced house in Aberlady



GILSON GRAY
LAW • PROPERTY • FINANCE

PROPERTY NAME

2 The Poplars

LOCATION

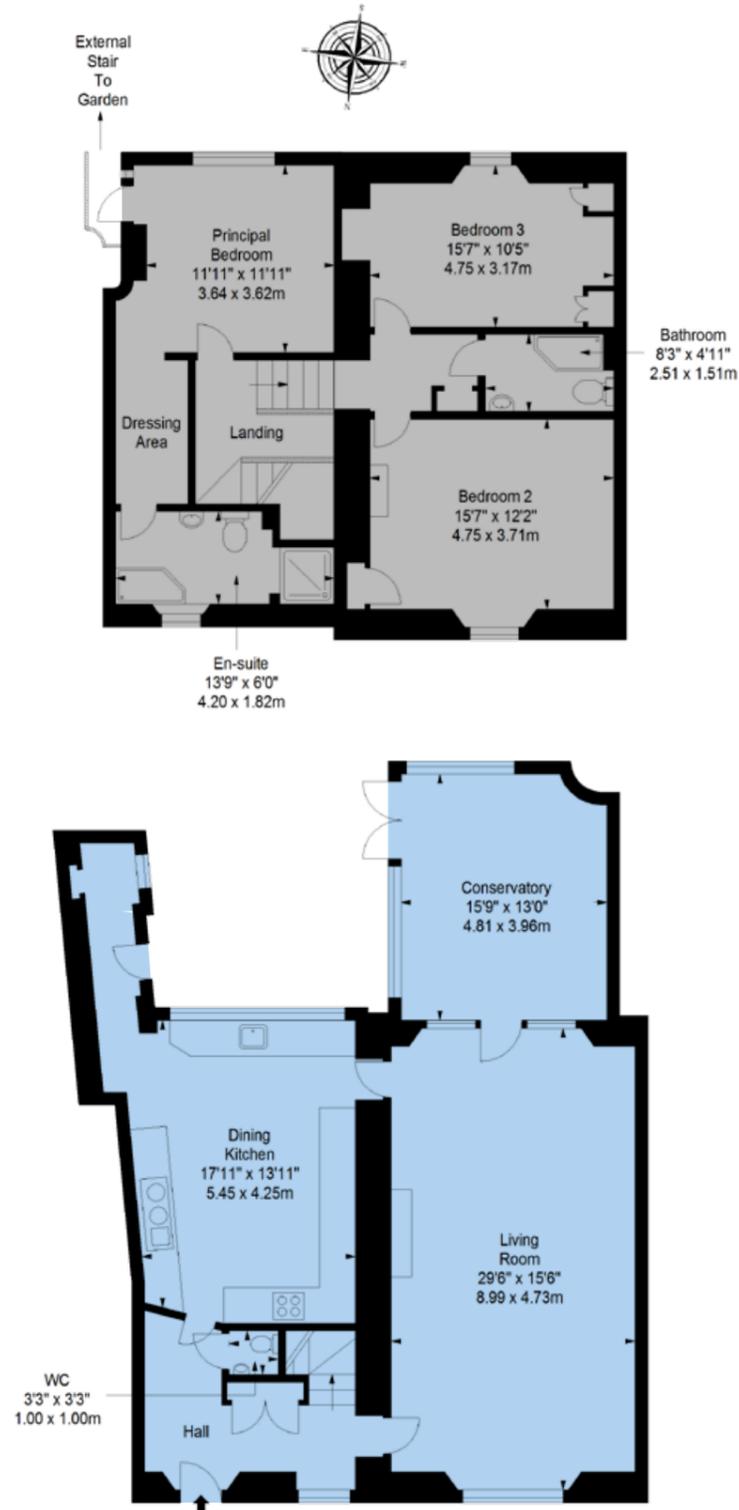
East Lothian, EH32 0RE

APPROXIMATE TOTAL AREA:

193.2 sq. metres (2079.6 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR

The floorplan is for illustrative purposes. All sizes are approximate.



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WELCOME TO 2 The Poplars

Situated in the heart of Aberlady, within its conservation area, this traditional mid-terraced house offers a large living room, a dining kitchen, a spacious conservatory, three bedrooms, a four-piece en-suite bathroom, and an additional family bathroom, plus a lovely mature garden and a car port for private off-street parking.

GENERAL FEATURES

Traditional mid-terraced house in Aberlady
Within the village's conservation area
Light and airy accommodation and traditional features
EPC Rating - D | Council Tax band - G

ACCOMMODATION FEATURES

Entrance hall with WC and built-in storage
Exceptionally generous living room
Spacious dining kitchen
Large, versatile conservatory
Three well-proportioned double bedrooms
One four-piece en-suite bathroom
Additional family bathroom with shower-over-bath

EXTERIOR FEATURES

Lovely mature gardens
Private car port

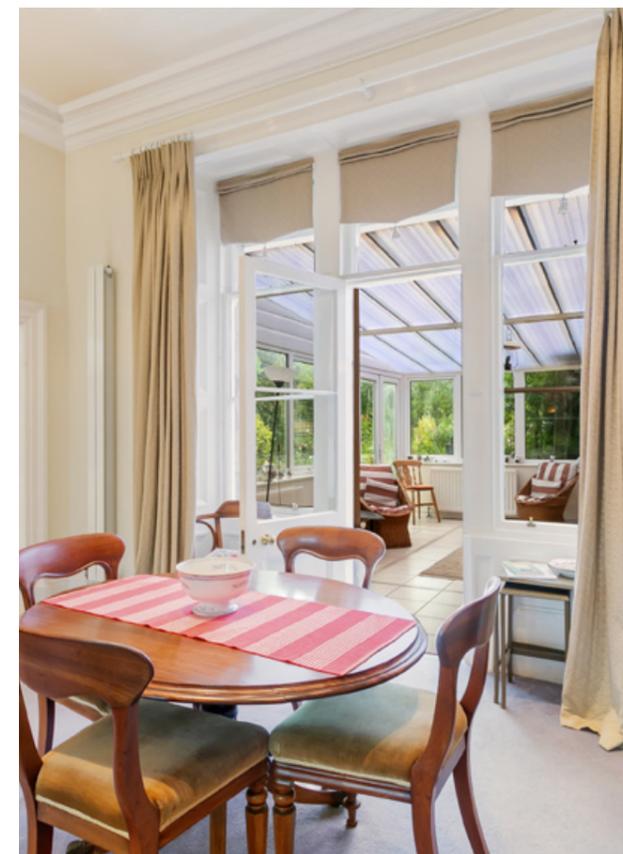


WELCOME TO 2 THE POPLARS



The front door is approached via a pathway through a leafy garden, and you are welcomed inside by an inviting hall, with neutral décor and a fitted carpet, housing built-in storage and a useful WC.

This three-bedroom, two-bathroom traditional mid-terraced house is set in the heart of the charming coastal village of Aberlady, offering an ideal home for those looking to have the picturesque coast on the doorstep, as well as the beautiful surrounding countryside, excellent nearby amenities, and the capital just a short journey away.



LIVING ROOM

Wonderfully bright & spacious reception room

The living room spans an impressive, generous footprint that allows for endless configurations of lounge furniture, as well as a seated dining area, if desired. The reception area is tastefully presented with neutral décor and a fitted carpet, whilst a homely fireplace creates a warming focal point around which furniture can be arranged.

The living room spans an impressive, generous footprint that allows for endless configurations of lounge furniture





CONSERVATORY

Versatile space for year-round enjoyment of the garden

The spacious conservatory (with garden access) provides room for an additional seating area to enjoy lovely garden views and all-day sunshine.

DINING KITCHEN



Sociable space for family meals and entertaining

The dining kitchen is accessible from the living room and the hall, and it is fitted with a wide range of wood cabinets, plentiful workspace, a Belfast sink, and splashback tiling, whilst space is provided for a central dining area – perfect for family meals, entertaining guests, and socialising while cooking. A corridor from the kitchen affords handy external access.



Perfect for family meals, entertaining guests,
and socialising while cooking



BEDROOMS



Three generously proportioned double bedrooms

The property accommodates three spacious double bedrooms, all offering plenty of space for freestanding furniture and presented with neutral décor and fitted carpets. One of the bedrooms features a characterful fireplace, whilst the principal boasts direct garden access via an external staircase, and a dressing area leading to an en-suite four-piece bathroom. The smallest bedroom, which is accompanied by built-in storage, is currently being utilised as a home office, highlighting the home's versatility.







WASHROOMS

Four-piece en-suite bathroom & an additional family bathroom

The principal bedroom's en-suite comprises a bathtub, a separate shower enclosure, a pedestal basin, and a WC, whilst an additional family bathroom offers a bath with an overhead shower and a glazed screen, a WC-suite, and a towel radiator.





GARDENS & PARKING

Lovely mature gardens and private parking

Externally, in addition to the leafy front garden, the house is accompanied by a lovely, mature rear garden. The latter boasts a sunny south-facing aspect and features neat lawns, a patio for outdoor seating and barbecues, and a wealth of leafy trees, established shrubs, and colourful planting. Off-street parking is provided by a secure car port.

Extras: Kitchen appliances comprising an Aga stove, an integrated dishwasher, fridge, and freezer, as well as a freestanding fridge/freezer, will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.




2 THE
POPLARS

ABERLADY

just 30 minutes' drive from Edinburgh

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 Craighelaw, 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 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 to the heart of Edinburgh.



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