



## The Corner House, 18a High Street Aberlady, East Lothian, EH32 0RB

### Description

The Corner House is a charming and unique period property with bright rooms and original period features including fireplaces, doors and staircase. The flexible accommodation has been freshly decorated in neutral tones and an enclosed garden to the rear offering excellent privacy adds to the appeal. Situated in the heart of the popular village of Aberlady, this property would be ideal as a permanent or second home. Although the property is of non traditional construction the current owners of the property have obtained mortgage finance from a number of different mainstream lending institutions.

The well presented accommodation, arranged over two floors, comprises on the ground floor – hall; bright sitting room with two corner windows and a fireplace; kitchen fitted with a selection of cream units with appliances; spacious living room/dining room with a double aspect and there is a

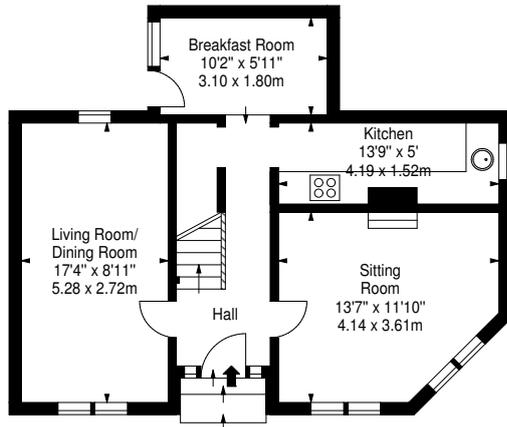
### “Charming and individual 2 bedroom house with bright rooms, fresh decoration and private garden”

breakfast room to the rear with door to garden; and on the first floor – landing with study/store and further useful cupboard; double bedroom 1 again with two corner windows and a fireplace; double bedroom 2 with a double aspect and fireplace and bathroom fitted with a white suite with shower over the bath.

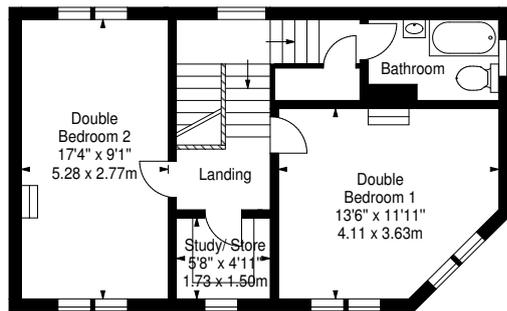
### Location

The beautiful coastal conservation village of Aberlady 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 offers good local amenities, is served by two hotels with restaurant facilities and local shops. Aberlady has a local primary school with nursery and the property is within the catchment area for the well-regarded North Berwick High School. Private schooling is also available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto

Approx. Gross Internal Area  
1030 Sq Ft - 95.69 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor

in Musselburgh with further choices available in Edinburgh. The market town of Haddington, five miles to the south, offers a wide range of shops, restaurants, supermarkets and leisure facilities. 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.

## Garden

To the rear of the property is a courtyard area and a path leads to an enclosed garden with area of lawn, planting and a timber shed.

## Parking

There is unrestricted parking available closeby.

## Fixtures and Fittings

The carpets and light fittings throughout are included in the sale price together with the gas hob, single oven, extractor hood, fridge/freezer, washing machine and the shed in the garden.

## Services

The property benefits from gas central heating.

## EPC Rating E

## Home Report

The Home Report is available to be downloaded from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.

**Note:** Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

