

**SIMPSON
& MARWICK**



**Bayview, West Mains Street, Aberlady,
East Lothian, EH32 0RF**



This substantial home spans three levels and is ideal for families seeking space, character, and coastal views.

The ground floor opens with an entrance vestibule leading into a welcoming hallway. The sitting room is bright and spacious, featuring a log-burning stove, fitted shelving, and a storage cupboard. The open-plan kitchen/dining/family room is the heart of the home, benefiting from double sliding patio doors to the garden, framed sloping glass roof, a triple fitted storage cupboard, and a larder. A utility room and a home office, currently used as a boot room, provide further practicality, while a two-piece WC with a heated towel rail.

A spiral staircase leads to the first-floor mezzanine, which overlooks the kitchen/dining/family room and enjoys views of the Firth of Forth and Fife. The principal bedroom benefits from a walk-through dressing room leading to an en-suite shower room, which features a three-piece suite, partial splash-back, and a chrome heated towel rail. There are also three additional double bedrooms, including one with dual/corner aspect, and a four-piece family bathroom with a freestanding bathtub, corner shower cubicle, and linen cupboard.

The second floor hosts two further double bedrooms, both featuring dormer windows. One includes fitted storage, while the other has a window seat and access into the eaves. A storage cupboard on this floor provides additional convenience.

Externally, the property enjoys a large sunny garden with patio area and a substantial garden room, including electricity and WiFi, which is used as a home gym and includes a storage cupboard.

Location

Bayview is situated in the heart of Aberlady, a picturesque coastal village in East Lothian. The area offers a fantastic lifestyle with beaches, golf courses, and scenic countryside walks nearby. Aberlady provides local amenities, primary schooling, and excellent transport links to Edinburgh, making it an ideal location for those seeking a balance of village charm and city accessibility.

The village benefits from a local Primary School just a short walk away, and lies within the sought-after catchment area for North Berwick High School. For those considering private education, options include Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, along with a wide selection of schools in Edinburgh. With its welcoming community, the village appeals to both families and older residents, offering a charming and well-rounded lifestyle.

Fixtures and Fittings

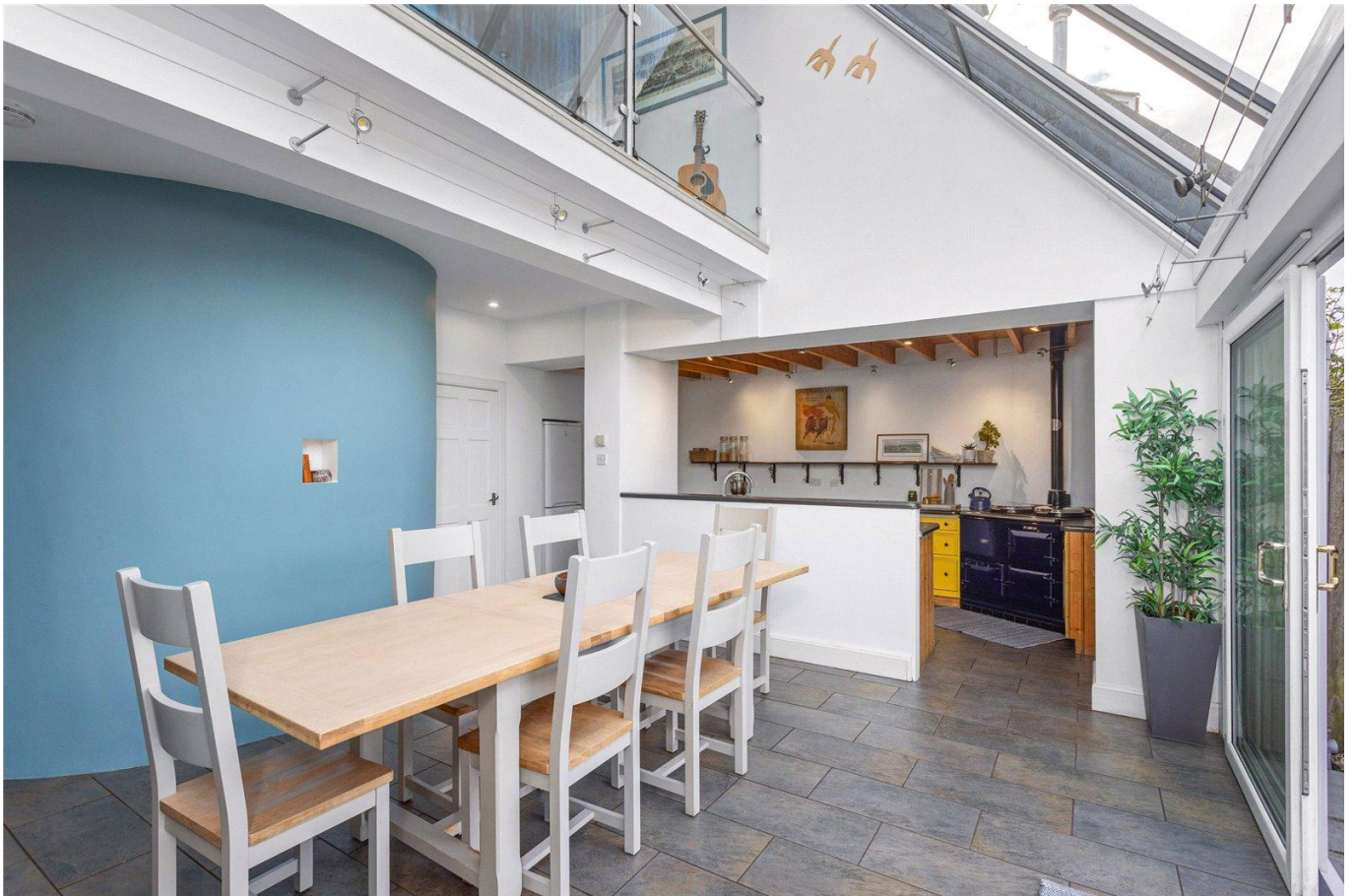
All blinds, curtains, and light fittings are included in the sale price. Please note that other items may be available through separate negotiation.

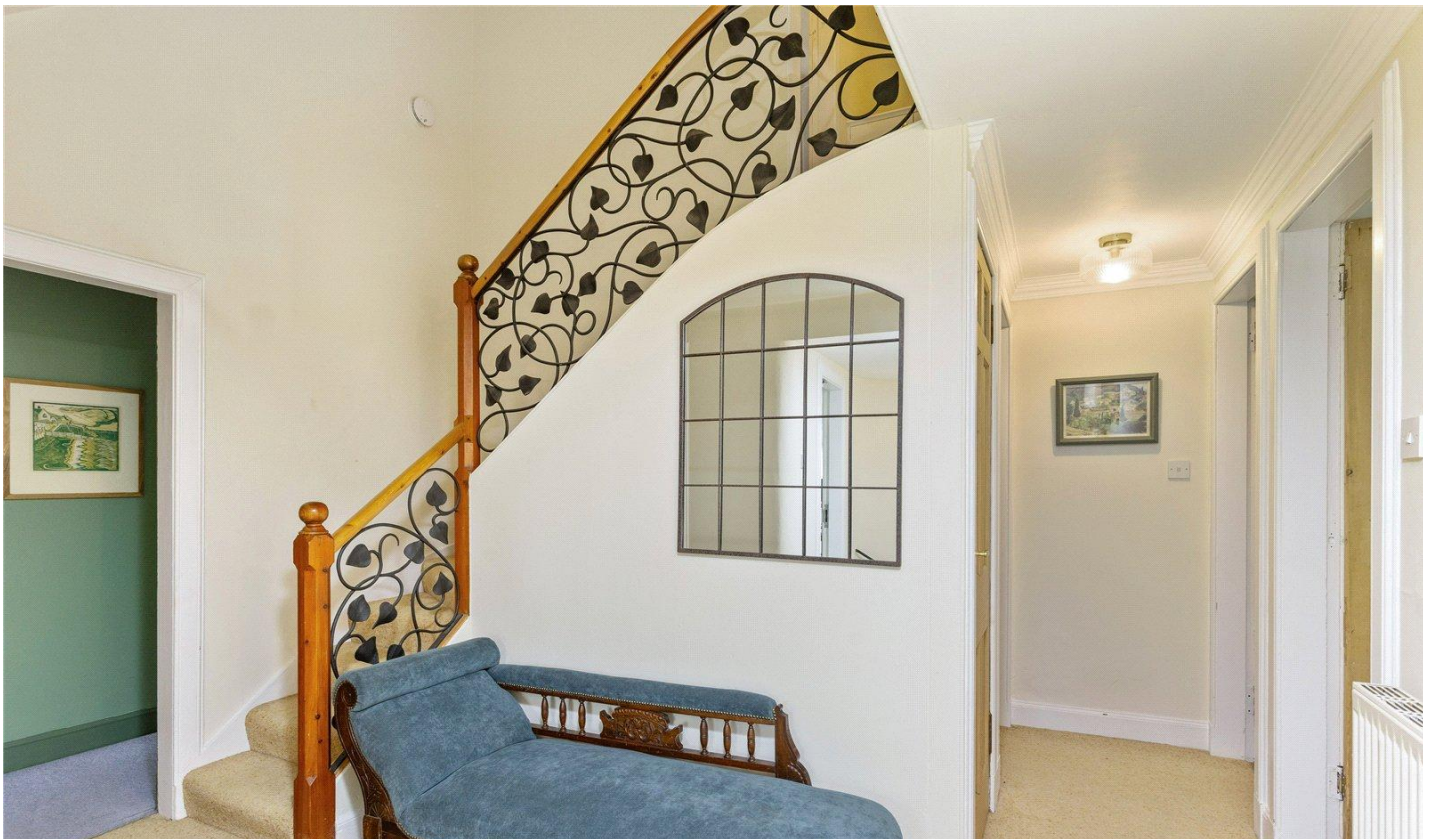
Viewing Details

By appointment contact Simpson & Marwick.









Disclaimer

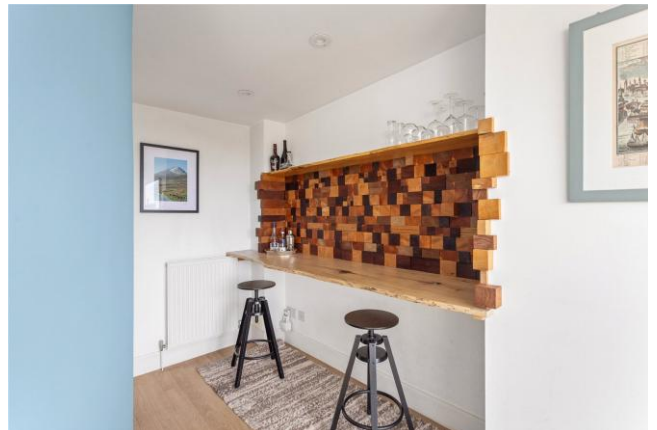
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Key Features:

- Townhouse with period features & modern upgrades
- Spacious sitting room with log-burning stove & fitted shelving
- Open-plan kitchen/dining/family room with sliding garden doors
- Principal bedroom with dressing room & stylish en-suite
- Three additional first-floor doubles & luxurious family bathroom
- Top floor includes 2 double bedrooms with dormer windows
- Spiral staircase to mezzanine with coastal views over Firth of Forth
- Large sunny garden with patio & versatile garden room
- Garden room includes electricity, WiFi & storage cupboard
- Prime Aberlady location near beaches & transport to Edinburgh

EPC: D (62)

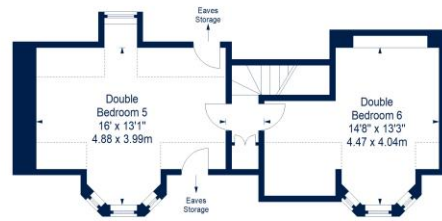
Council Tax - G



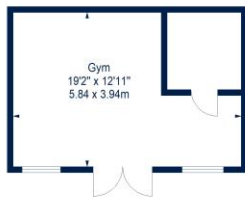
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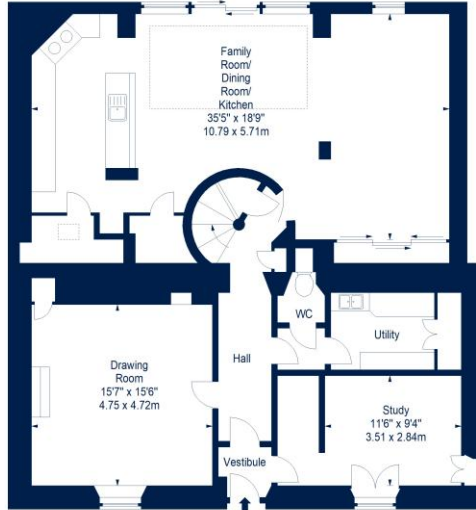
Approx. Gross Internal Area
2930 Sq Ft - 272.20 Sq M
Gym
Approx. Gross Internal Area
250 Sq Ft - 23.23 Sq M
For identification only. Not to scale.
© SquareFoot 2024



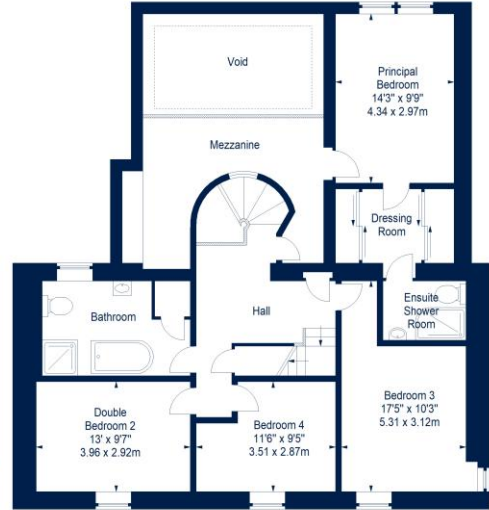
Second Floor



Ground Floor



Ground Floor



First Floor

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