



SIMPSON & MARWICK

6 THE MALTINGS, SEA WYND, ABERLADY, EAST LoTHIAN, EH32 0SD

EPC C



6 The Maltings Is An Immaculately Presented Top-Floor Apartment With A Private Balcony Overlooking The Beautiful Aberlady Bay. Set Within A Well-Maintained Development In The Heart Of This Picturesque Coastal Village, The Property Offers Bright, Modern And Spacious Accommodation Within A Building That Retains An Interesting History.

Originally An Old Granary, The Building Was Converted To Residential Accommodation Around 1996 And Is Accessed Through A Secure Main Door And Shared Stairway. Internally, The

Apartment Is Beautifully Presented Throughout, With Contemporary Décor And A Bright, Welcoming Feel.

At The Far End Of The Hallway Is The Impressive Open-Plan Kitchen, Dining, And Sitting Room, Creating A Wonderful Social Space For Everyday Living And Entertaining.



The Modern Kitchen Is Fitted With A Good Range Of Units And Integrated Appliances, While Patio Doors Open Onto The Balcony, Where The Outlook Across Aberlady Bay Provides A Particularly Special Feature.

There Are Three Good-Sized Bedrooms, Offering Excellent Flexibility For Family Living, Guests, Or Home Working. A Spacious Modern Family Bathroom, Complete With Shower Over The Bath, Serves The Accommodation.

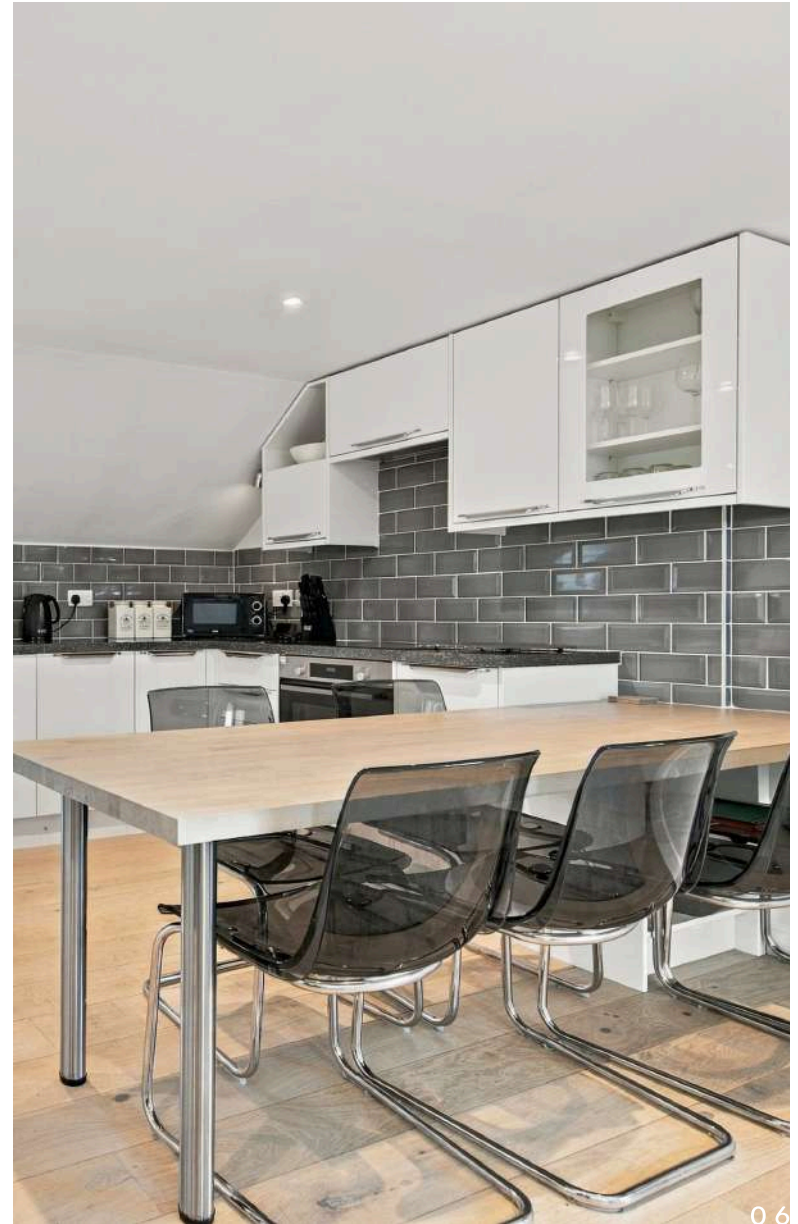
An attic hatch with fitted ladder provides access to further useful storage space.

Fixtures and Fittings

The sale includes all fitted blinds, curtains, and light fittings.

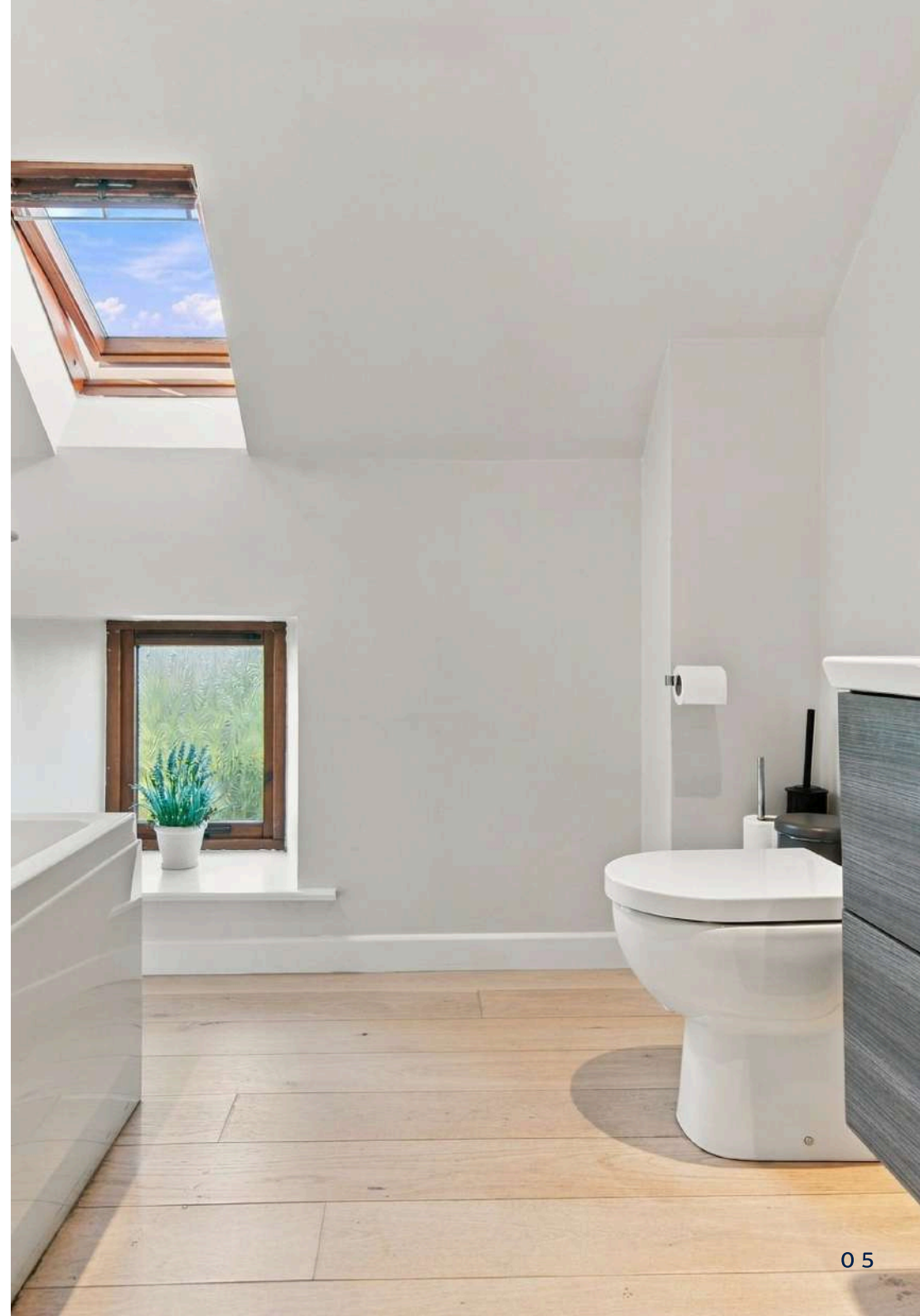






Modern Electric Heating And Double Glazing Ensure The Apartment Remains Warm And Comfortable Throughout The Year. The Development Also Benefits From Private Residents' Parking.

With Its Beautiful Views Across Aberlady Bay, Private Balcony, Generous Three-Bedroom Accommodation And The Added Benefit Of Residents' Parking, 6 The Maltings Offers An Excellent Opportunity To Enjoy Stylish Coastal Living In One Of East Lothian's Most Desirable Villages. The Combination Of Character, Modern Presentation And An Envious Coastal Setting Makes This A Particularly Appealing Home.



Location

The Maltings Is Situated In The Heart Of Aberlady, A Charming Coastal Village Offering An Excellent Lifestyle With Beautiful Beaches, Golf Courses And Scenic Countryside Walks Nearby. The Village Has Local Amenities And A Primary School Within Easy Walking

Distance, While North Berwick High School Is Within The Sought-After Catchment Area. Edinburgh Is Readily Accessible By Road And Public Transport, Making Aberlady An Appealing Choice For Those Seeking Village Living Within Easy Reach Of The City.



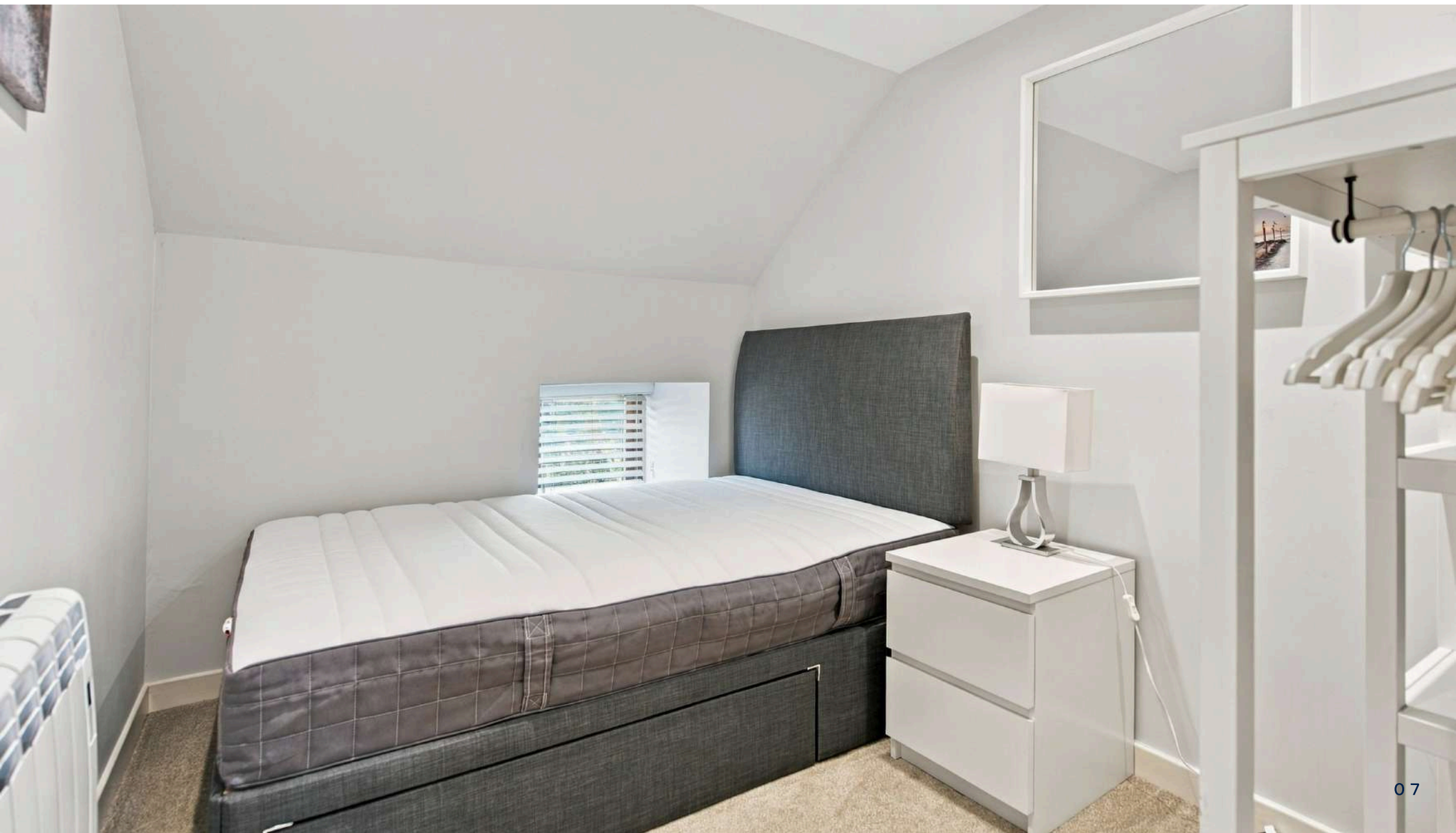
Fixtures & Fittings

All blinds, curtains, floor coverings, light fittings, integrated oven, hob, dishwasher, fridge/freezer, and washing machine are included in the sale price, along with the

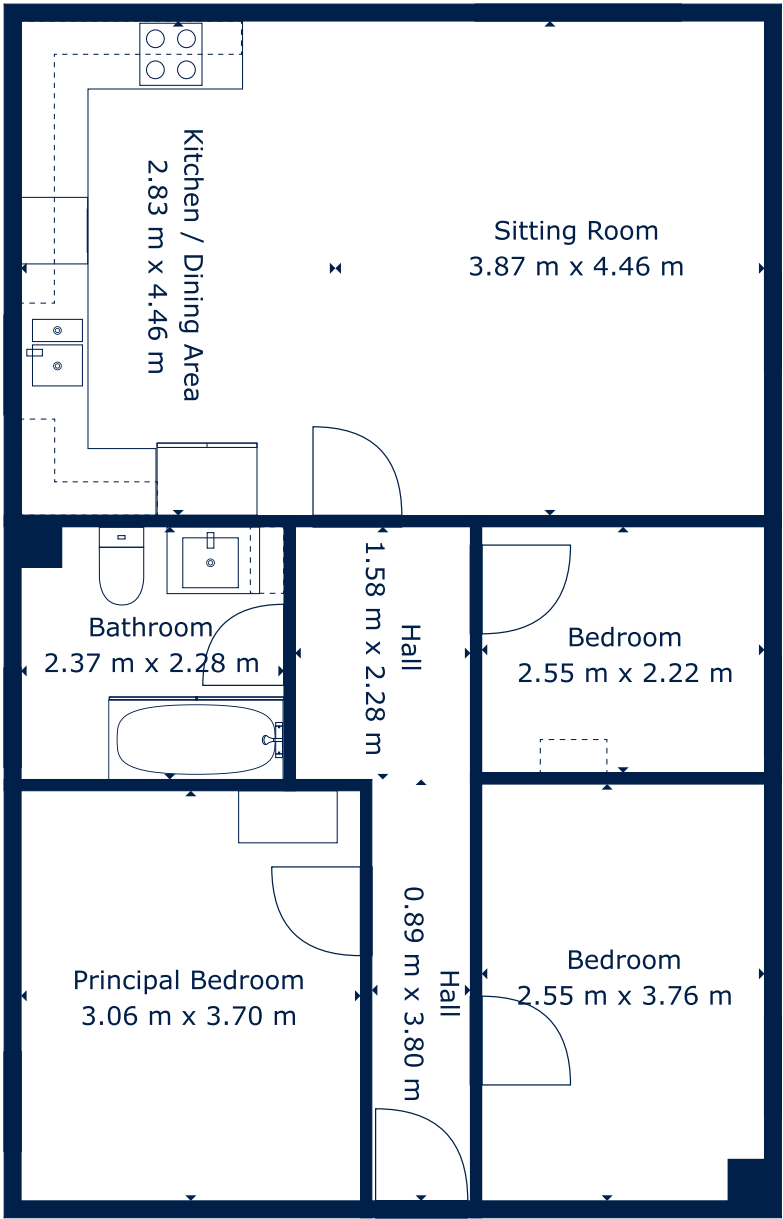
freestanding microwave, kettle, wardrobes, beds, bedside tables, sofas, coffee tables, television, kitchen utensils and lamps, unless not required.

Viewing Details

By appointment contact Simpson & Marwick







For Identification purposes only.
Not to scale.

6 THE MALTINGS, SEA WYND,
ABERLADY, EAST LoTHIAN,
EH32 0SD



Edinburgh
0131 581 5700

North Berwick
01620 892000

Aberdeen
01224 606210