



SIMPSON & MARWICK

12 KIRK ROAD, ABERLADY, EAST LoTHIAN, EH32 0R

EPC F



Situated in the picturesque coastal village of Aberlady, 12 Kirk Road is a two-bedroom semi-detached bungalow offering comfortable single-level accommodation, a detached garage and a particularly spacious rear garden.

Offering exciting potential to extend outwards or upwards, with neighbouring bungalows having converted their attics, this appealing property presents an excellent opportunity for a variety of buyers looking to create a home tailored to their needs, subject to the necessary consents.

The property is entered via a vestibule leading into a welcoming hallway with useful storage. The bright sitting room lies to the front and features an open fire, creating an inviting focal point. This leads

through to the kitchen, which is fitted with a good range of cupboards and offers space for appliances. Beyond, a small conservatory enjoys pleasant views over the rear garden.



There are two double bedrooms, including a front-facing bedroom with a built-in wardrobe and a second bedroom to the rear, which benefits from its own WC. A wet-walled shower room completes the

internal accommodation. Externally, the property enjoys a front garden laid to lawn with planted borders, alongside a gated driveway providing off-street parking and a detached single garage. The

exceptionally generous rear garden is a particular highlight, offering an abundance of outdoor space. Predominantly gravelled, it incorporates a patio area, mature shrubs and an external store.



The size of the garden offers excellent scope for landscaping and, subject to the relevant consents, a potential extension, while the possibility of an attic conversion may provide further scope to increase the

living accommodation. The property also benefits from solar panels. Offering a desirable village setting, generous outdoor space and exciting potential to enhance and extend, this is an excellent

opportunity to acquire a bungalow in a sought-after East Lothian coastal location.



LOCATION

Aberlady is a charming coastal village in East Lothian, offering an appealing blend of village life, beautiful beaches, golf courses and scenic countryside walks. Local amenities and primary schooling are available within the village, with Aberlady Primary School a short walk away.

The property falls within the sought-after catchment area for North Berwick High School,

while private schooling options include Compass School in Haddington, Hill in Dunbar, Loretto in Musselburgh and a range of schools in Edinburgh.

Excellent transport links provide convenient access to Edinburgh, making Aberlady an attractive location for those seeking coastal living within reach of the city.



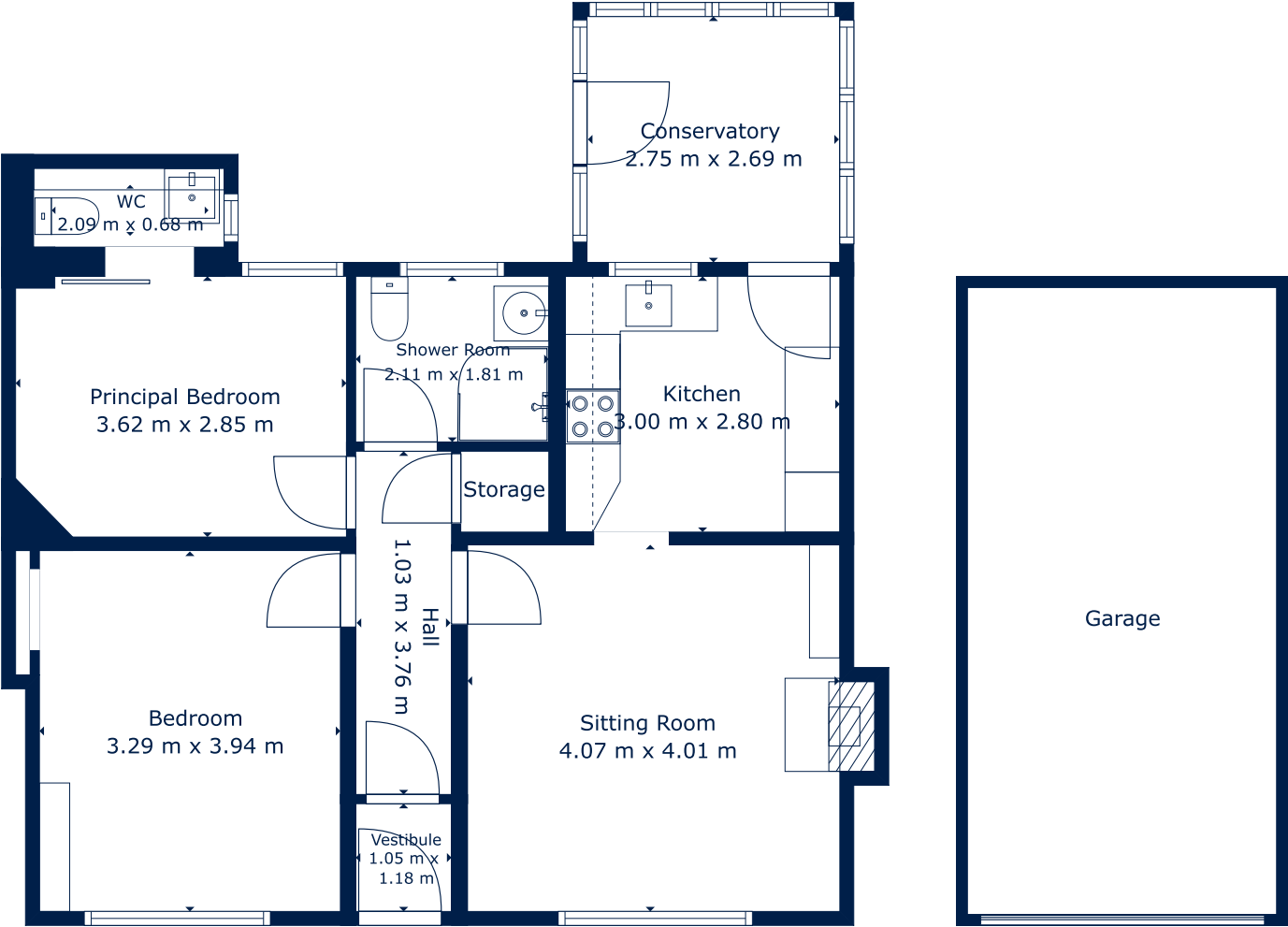
Fixtures and Fittings

All blinds, floor coverings, light fittings, integrated fridge/freezer, cooker hood, freestanding cooker and dishwasher are included in the sale.

Viewing Details

By appointment, contact Simpson & Marwick.





For Identification purposes only.
Not to scale.

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