



3 SINCLAIR COURT
Aberlady, East Lothian EH32 0SG



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An immaculate and well-proportioned 2-bedroom semi-detached cottage in the popular coastal conservation village of Aberlady, enjoying a private position in a residential cul-de-sac courtyard, with a covered car port and an easily maintained courtyard garden.

Gullane 2.5 miles, Longniddry 3 miles, Haddington 5 miles, North Berwick 7 miles, Edinburgh City Centre 17 miles, Edinburgh Airport 26 miles

Summary of Accommodation:

Entrance Vestibule, Reception Hall, Sitting Room, Dining Kitchen, Principal Bedroom, Double Bedroom, Shower Room and a Loft

Garden: Rear courtyard patio, front herbaceous borders and a covered carport with off road parking



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Situation

Aberlady is a delightful conservation village on the beautiful East Lothian coast with origins dating back to the 7th century. In 1952 Aberlady Bay became the first local nature reserve in Britain and now the village boasts the headquarters of the Scottish Ornithologists Club, with an abundance of birdlife surrounding the coast. Thousands of migratory geese spend several weeks at the bay in Autumn – a magnificent sight watching the flocks returning each day at dusk.

Aberlady is well serviced by the village shop run by Margiotta as well as a farm shop and butchery at The Gosford Bothy, both offering a range of fresh local and organic produce, plus there is a hotel, two pubs and three popular restaurants. Further shops, supermarkets, restaurants and leisure facilities can be found at nearby Haddington, Gullane and North Berwick. There is an active bowling club in the village and various recreational activities are held at the impressive 19th century village hall to include sports clubs, drama, music and children's groups. There is also a thriving village primary school which acts as a feeder for the popular North Berwick High School for which Aberlady is within the catchment area for.

The village is ideally situated for commuting into Edinburgh, with the nearest train station situated in Longniddry and the A1 providing easy access by car. There are also regular bus services from Aberlady main street to Edinburgh and the surrounding areas.



East Lothian is a golfers haven with two clubs, Kilspindie and Craighelaw, both situated a short distance away. Further golf clubs include the prestigious Muirfield, Gullane, Luffness and Archerfield which are all within close proximity.

The surrounding area abounds with a variety of other sporting activities to include hiking, cycling and horse riding through the beautiful surrounding countryside as well as sailing and watersports along the coast. East Lothian is home to some magnificent sandy beaches with Aberlady Bay and Gullane Beach both within close proximity, and nearby Gosford House, the magnificent seat of the Earls of Wemyss & March, is home to the delightful 'Pleasure Gardens' with its lakes and resident wildlife.

Description

3 Sinclair Court is a charming semi-detached 2-bedroom cottage built in a traditional style with a red pantile roof. Situated in a quiet cul-de-sac courtyard in the heart of the village, the cottage can be accessed from both Aberlady main street via a pedestrian walkway, or by car via Rig Street, and offers private parking with a covered car port.

The front door opens into an entrance vestibule with an integrated cupboard to store coats and shoes. A secondary door leads into the reception hall with access to all the principal rooms. On the right-hand side is a bright, dual aspect sitting room with large windows overlooking the front and side of the house alongside enough space for a dining table as well as a seating area.

Adjacent to the sitting room is the kitchen featuring a range of stylish floor and wall mounted units as well as space for a table and chairs. There are various integrated appliances to include a Blomberg fridge freezer, Bosch slimline dishwasher, Beko washing machine and a microwave, whilst a window and glazed door to the rear garden patio allow through plenty of natural light.

There are two double bedrooms, both with deep integrated wardrobes for storage, and a shower room completes the accommodation with a large walk-in shower, wash basin with cupboard storage beneath and a WC.

The loft has been partially floored for additional storage, with access through the hall ceiling hatch.



Garden

A pretty, low maintenance, rear courtyard patio is accessed from both the kitchen as well as the car port, with space for a table and chairs to enjoy alfresco dining. A dwarf brick wall allows space for colourful planters to reside with a timber fence above to allow privacy from the neighbouring gardens. To the front of the property, two herbaceous borders lie either side of the front door, with mature bushes and shrubs bordered by a picturesque picket fence.

Outbuildings

A covered car port is situated to the eastern side of the property with a wrought iron gateway through to the rear patio. A timber garden shed is positioned behind the car port and provides additional storage for garden equipment.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH32 0SG

Fixtures and Fittings

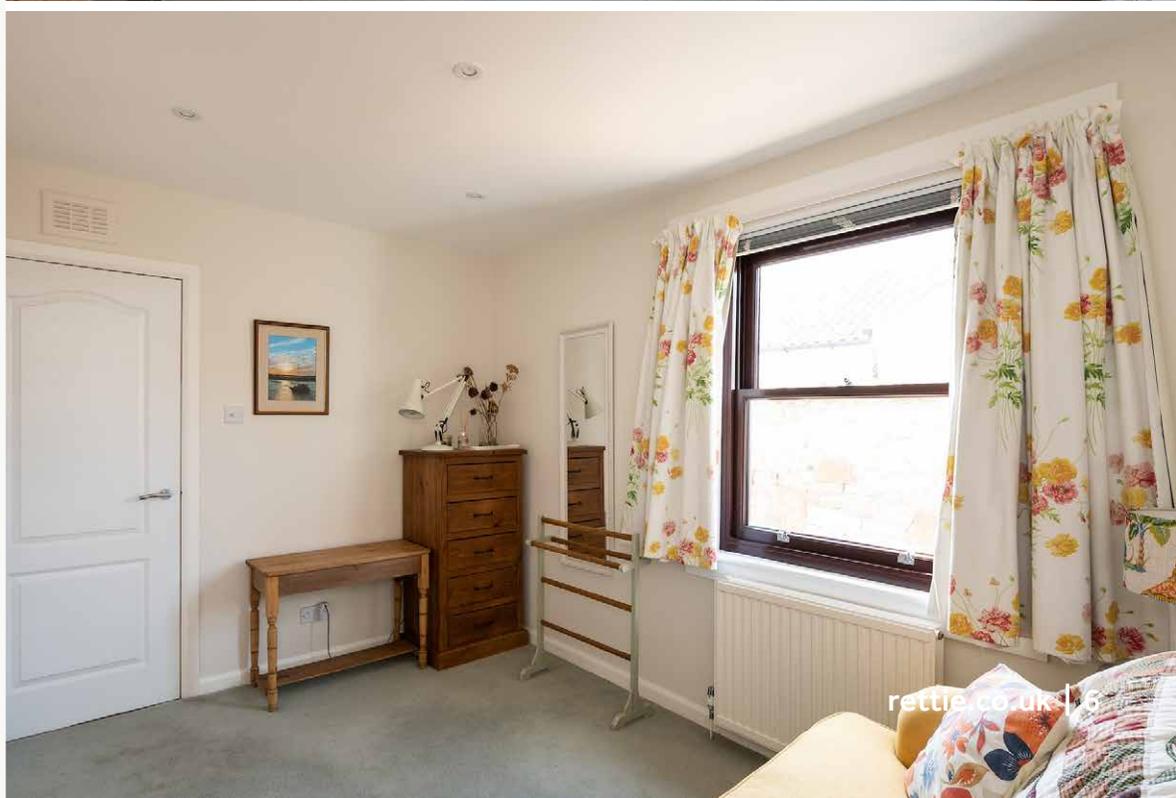
Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

The house is served by gas central heating, mains electricity, water and drainage



Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

Council Tax

Band – D

EPC Rating

Band - C

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.



Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry/); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

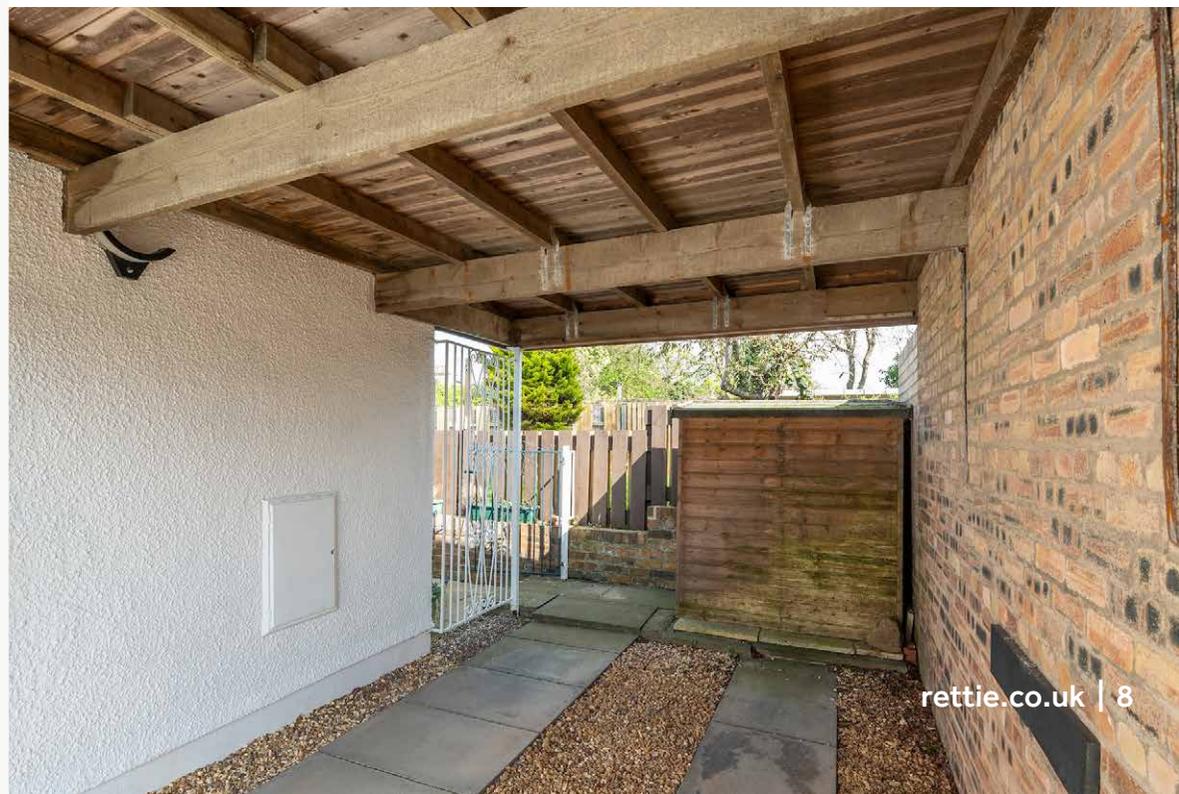
Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



Important Notice

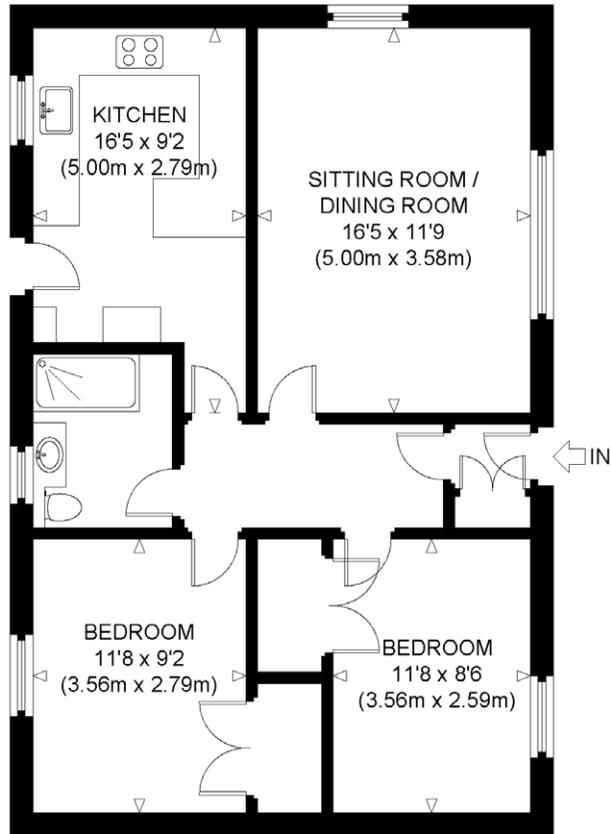
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

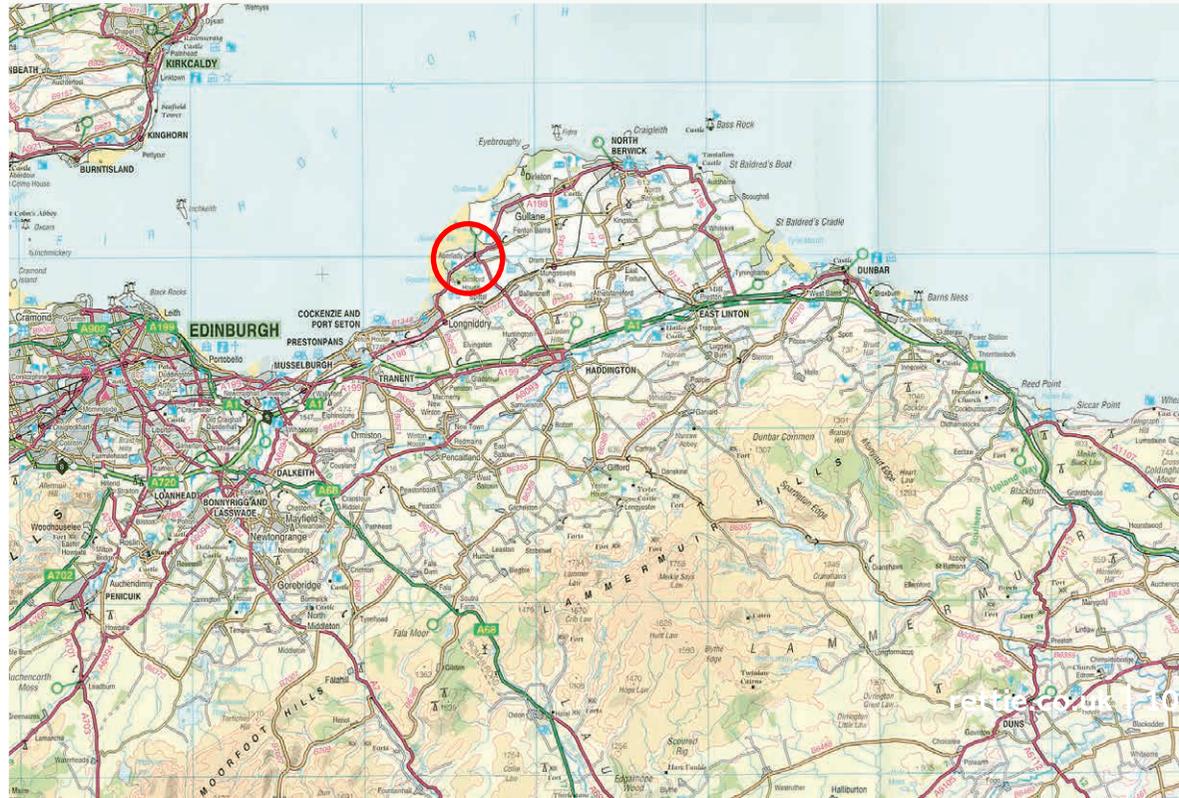
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 717 SQ FT / 66.6 SQ M

SINCLAIR COURT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 717 SQ FT / 66.6 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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