



20 CRAIGIELAW PARK
Aberlady, East Lothian EH32 0PR



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A superb 5-bedroom family home within an exclusive gated community near to the picturesque village of Aberlady, occupying an enviable position overlooking Craigielaw Golf Course, with incredible sea views across the Firth of Forth and within commuting distance to the City of Edinburgh.

Longniddry 2.5 miles, Gullane 3.5 miles, Haddington 6.5 miles, North Berwick 8 miles, Edinburgh City Centre 17 miles (all distances are approximate)

Accommodation:

Ground Floor: Entrance Hall, Drawing Room, Sitting Room/Dining Room, Kitchen-Breakfast Room, Family Room, Study, Utility Room and a Cloakroom.

First Floor: Landing, Principal Bedroom with En-Suite Shower Room, Dressing Room and Wrap-Around Balcony, Double Bedroom with En-Suite Shower Room, Three further Double Bedrooms and a Family Bathroom.

Outbuildings: Detached Triple Garage with Studio above.

Garden: Well-manicured lawns surround the property, with mature trees and hedgerows alongside various terraces, a hot tub, an outdoor 'gardener's WC and a private driveway with parking area

About: 0.67 acres (0.27 Ha)



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SITUATION

Positioned between Longniddry and Aberlady, on East Lothian's spectacular coastline, Craigiellaw Park lies within the Gosford Estate, home of the Earl of Wemyss & March. The earl's original seat - Gosford House - is a Robert Adam masterpiece dating from 1801, and is situated only a short distance away, amidst renowned ornamental woods and landscaped water gardens, that can be enjoyed by acquiring an annual (or day) permit from the estate office.

This incredible coastal location not only provides some of the finest sea views in the area, with direct walks to the surrounding beaches around Aberlady Bay, but it is also within easy commuting distance to the City of Edinburgh, both via the the A1 trunk road and by train, with a convenient station in Longniddry that serves both Edinburgh and North Berwick.

The charming conservation village of Aberlady features a variety of local stores to include the Gosford Bothy Farm Shop & Butchery, a Margiotta's grocery store, a post office and tearoom, as well as hotel restaurants to include The Leddie and Old Aberlady Inn. A wider range of amenities and restaurants can be found in the local



vicinity with fine dining at Greywall's Hotel and The Bonnie Badger in Gullane, as well as a luxury spa hotel restaurant at Archerfield. Further shopping, supermarkets and leisure centres are located in both Haddington & North Berwick.

For sports enthusiasts, East Lothian abounds with choice, from a variety of sailing and water sports along the coast, to walking, horse riding and cycling throughout East Lothian's spectacular countryside. Perhaps more well known is the area's choice of golf courses, including the championship course at Muirfield, alongside prestigious courses at Gullane, Luffness, Archerfield and North Berwick. The house itself stands adjacent to Kilspindie and directly overlooks Craigielaw Golf Course, with exclusive membership to the latter for all homeowners within Craigielaw Park.

Schools in the area include the highly regarded North Berwick High School, with primary schools both in Aberlady and Longniddry. Private schooling is available at Loretto in Musselburgh, The Compass in Haddington and Belhaven in Dunbar, with a variety of further independent schools within Edinburgh itself.

DESCRIPTION

The estate is accessed via electric gates and a secure entry phone system, with a shared drive that leads through the immaculately presented grounds to No. 20, where a further set of private gates open onto a tarmac driveway that provides parking for several cars in front of a detached triple garage.

The front door opens into a spacious reception hall, with solid oak flooring throughout, providing access via astragal glazed French doors to all the principal reception rooms on the ground floor.

The impressive drawing room is bright and beautifully proportioned featuring a stunning flame gas fireplace alongside large triple aspect windows that flood the room with natural light. Two striking astragal glazed bay windows feature to the front and side whilst French doors to the rear provide direct access to the garden and patio area overlooking the golf course, making this a wonderful space for summer entertaining.





The spacious kitchen-breakfast room naturally forms the hub of the home, with a dedicated dining area and access to an informal family room. Fitted with a range of classically styled wall and floor mounted units, complete with sleek quartz worktops, the kitchen boasts a walk-in larder and various integrated appliances to include an impressive Rangemaster oven, Indesit dishwasher and Baridi microwave. The room is segmented by a large breakfast island that seats up to six, with an expansive dining area beyond that sits beneath a striking curved wall of windows that not only bathe the room in natural light but offer phenomenal views over the golf course and to the Firth of Forth and beyond.

Beyond the dining area double doors open into the family room, with solid oak flooring, a striking flame gas fireplace and triple aspect windows, again with French doors that open out onto the patio at the rear of the property - a perfect spot for alfresco dining located adjacent to the kitchen.

A separate utility room offers further wall and floor mounted units incorporating a sink, Samsung washing machine and Zanussi tumble drier, with the Worcester gas boiler situated within a separate cupboard. A side door leads from the utility room to the garden, providing direct access to the external 'gardener's' WC.

Returning to the main hall, a further large reception room with oak flooring benefits from dual aspect windows to include a large south-west facing bay window that allows in an abundance of light. This room is currently being used as a sitting room, however it could equally be utilised as a more formal dining room.

A generously sized study sits adjacent to the kitchen with a window overlooking the golf course and space for two desks as well as additional furnishings. The proportions of the room could also make this an ideal child's playroom.



The ground floor is completed by a cloakroom comprising of a wash basin and WC, alongside a large walk-in storage cupboard beneath the stairs.

A carpeted staircase ascends to the first-floor landing providing access to five generous double bedrooms with hardwood flooring throughout. The principal bedroom suite is light and beautifully proportioned, benefitting from stunning views across the golf course and towards the sea, with direct access through French doors onto a fabulous wrap around balcony with sufficient space for tables, chairs and sun loungers. The dual aspect suite comprises of a spacious en-suite shower room as well as a walk-in dressing room.

There are four further bright and spacious double bedrooms, all with fitted wardrobes and one with an en-suite shower room. A family bathroom completes the first floor accommodation and comprises a bath, separate shower, wash basin and WC.

The property benefits from excellent storage including a floored loft which is accessed via a drop-down ladder, and could potentially offer conversion to form additional accommodation, subject to planning consent.

Solar PV panels are located on both the roof of the house as well as the garage, which supply power to the home as well as providing an additional quarterly return from Scottish Power in the region of £150 – 200 per quarter (subject to usage).







DETACHED GARAGE

An expansive detached triple garage is situated adjacent to the house, with additional carpeted accommodation above under a pitched roof. Currently used as a games/storage room, with separate staired access via a side entrance, this first floor space could be utilised as a large office, an entertaining space, or it could be converted (subject to planning) to provide a separate annex for a live-in nanny or a dependent relative.

GARDEN

Beautifully manicured lawns surround the property with a parking area to the front of the house and patio areas to the rear that offer wonderful views over the coast and golf course – perfect for alfresco dining.

A hot tub stands adjacent to the garage and will be included in the sale, with the exterior WC serving this area. The perimeter is demarcated by established hedgerows and an attractive stone wall, with a band of mature trees that lie beyond the north-western boundary, offering a certain degree of privacy from the neighbouring driveway.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents.

EPC Rating

Band C

Council Tax

Band H

Fixtures and Fittings

All integrated appliances, carpets, blinds and light fittings are included in the sale.



Services

Mains water, gas, electricity and drainage.

Solar PV Panels

Fitted to the roof, these supply electricity to the house as well as providing a quarterly feed back return from Scottish Power, which is circa £150–200 per quarter.

Service Charge

Maintenance of the shared access areas is approximately £750 per annum

Directions

For the purposes of Satellite Navigation, the postcode for the property is EH32 0PR
Local Authority - East Lothian Council, John Muir House, Brewery Park, Haddington,
East Lothian EH41 3HA. Tel: 01620 827 827

Internet Websites

This property and other properties offered by Rettie & Co 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.

Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

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.

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.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

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.



Important Notice:

Rettie & Co, their clients, and any joint agents give notice that:

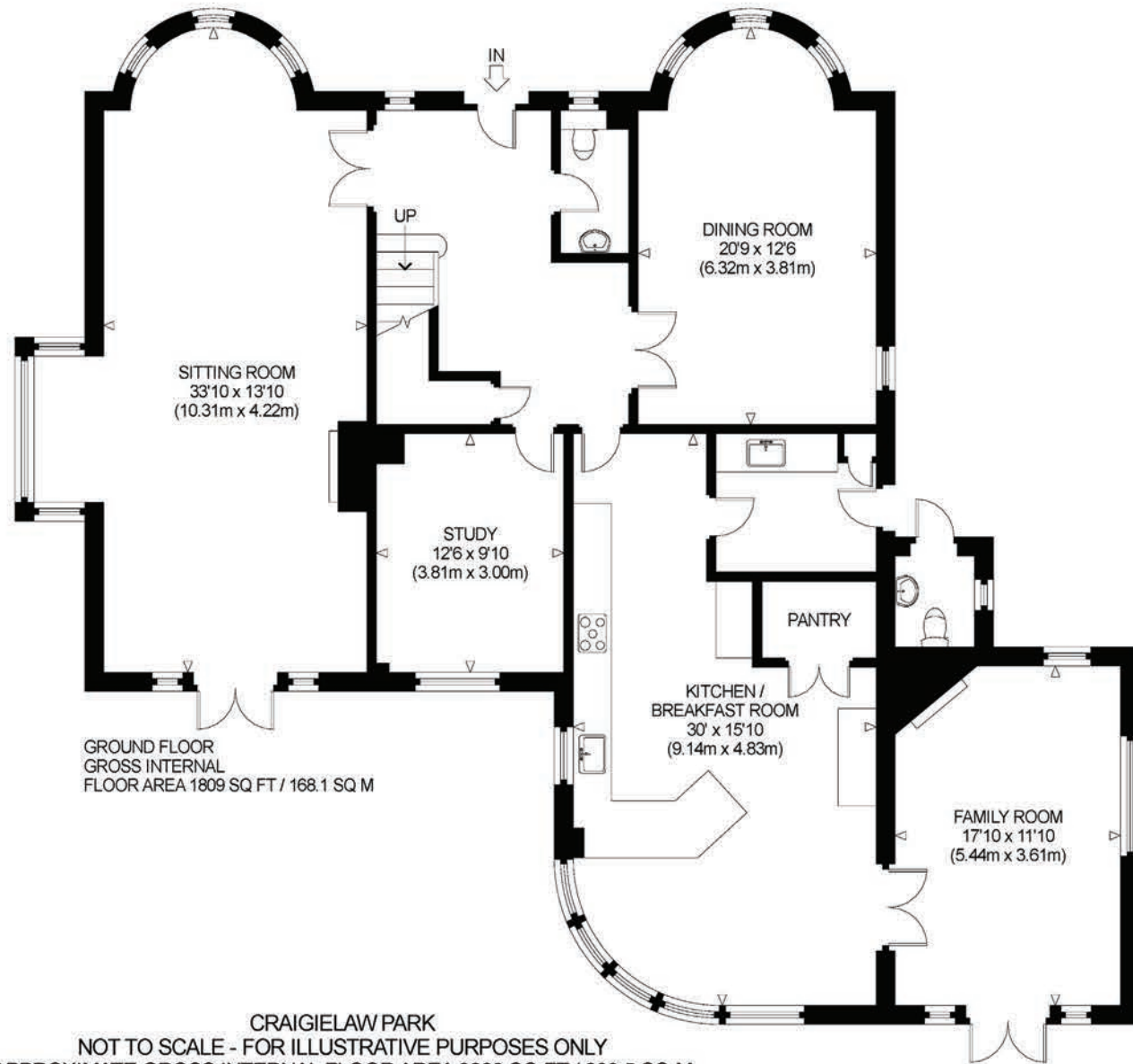
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement 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.

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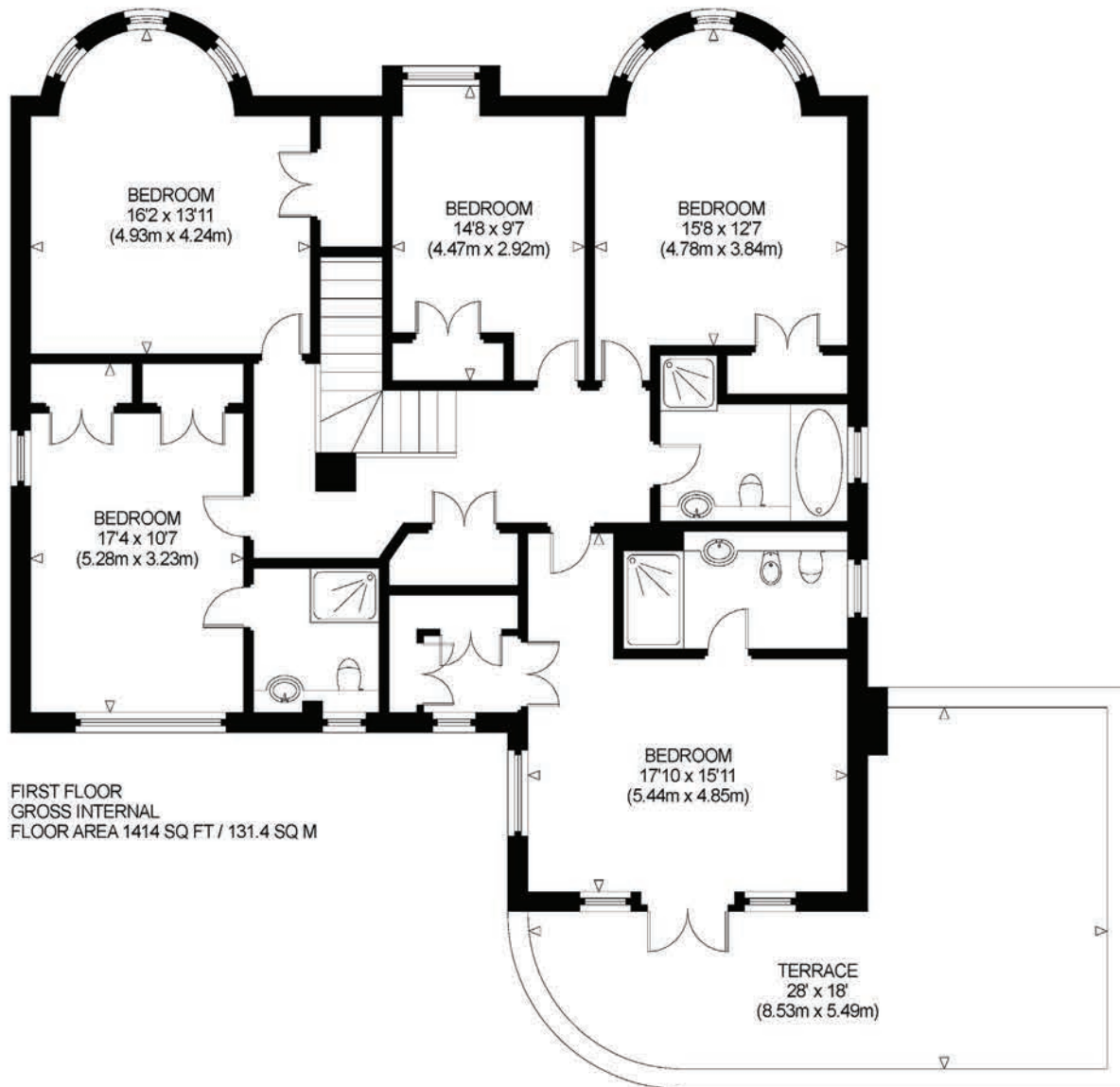


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1809 SQ FT / 168.1 SQ M




RETTIE

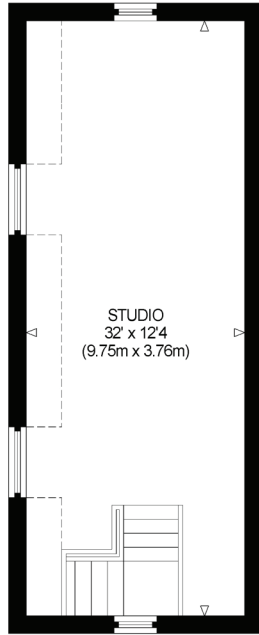
☎ 0131 624 4183
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Edinburgh
EH3 6DH

CRAIGIELAW PARK
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3223 SQ FT / 299.5 SQ M
EXTERNAL OUTBUILDING FLOOR AREA (RESTRICTED HEIGHT) 1039 SQ FT / 96.5 SQ M
TOTAL COMBINED FLOOR AREA 4262 SQ FT / 396.0 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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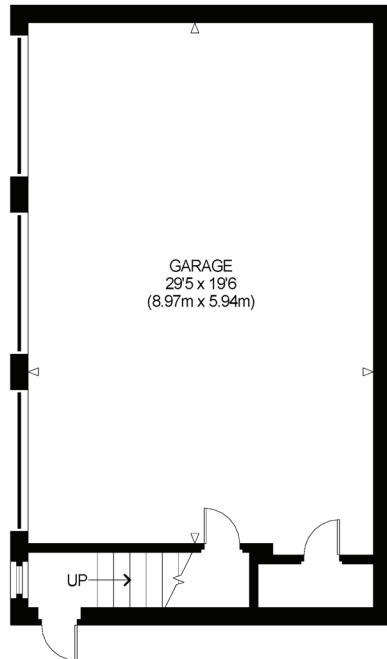


RETTIE

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Edinburgh
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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 395 SQ FT / 36.7 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 644 SQ FT / 59.8 SQ M




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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.

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