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Situated just one mile outside the vibrant seaside town of North Berwick, these gorgeous, modern 3 to 4 bed homes create the perfect family home.

# Welcome to Castlemains

Castlemains is a residential development in the beautiful village of Dirleton. Situated just one mile outside the vibrant seaside town of North Berwick, these gorgeous, modern 3 to 5 bed homes create the perfect family home.

The area boasts stunning scenery, great choice of amenities and schools perfect for family life. Only a 30 minute drive from Edinburgh, you can enjoy the best of city and country life.



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Contact the selling agent Simpson & Marwick  
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Email: [castlemains@simpsonmarwick.com](mailto:castlemains@simpsonmarwick.com)

Each home is named after historic families who previously lived in Dirleton Castle or castles in East Lothian, giving the development a historic connection to the local community.

The care and attention that has been put into this development really sets Castlemains apart. There are 9 unique layouts, each of them with their own character and modern family living in mind.

Natural light flows through the property thanks to the large windows and vaulted ceilings, creating spacious and contemporary rooms. The open plan designer German kitchen, dining and living area, as well as the spacious private gardens create the perfect family space. The comfortable bedrooms feature fitted designer wardrobes, with all of the master bedrooms including an ensuite bathroom for that extra space to unwind in. Every house also includes a driveway with space for 2 cars, and a good sized garage.



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All properties have been designed to meet greener standards and are A rated energy efficient due to high quality insulation, heat recovery units, energy rated glazing as well as an air source removing the requirements for fossil fuels.

What makes Castlemains unique is that it's been designed with community in mind. Which means you can enjoy all the activities and amenities of the coast and countryside while at the same time being part of a community.



Dirleton is one of the prettiest of East Lothian's conservation villages and offers the best of both rural and coastal living, within 30 mins drive from Edinburgh city centre and only one mile outside the vibrant seaside towns of North Berwick and Gullane.

Dirleton is home to the historic Dirleton Castle, a well-preserved medieval fortress, one of Scotland's oldest surviving strongholds. The 13th-century fortress was for 400 years a magnificent fortified residence to three successive noble families, the de Vauxs, Haliburtons and Ruthvens.



Dirleton Village



Yellowcraig Beach

The spectacular Yellowcraig Beach is only a short walk from the development and is one of the many fantastic beaches along the coastline, ideal for walking the dog or having a picnic.

For children, there is a big variety of activities and outings. From sports coaching, to arts and crafts centres, museums, farm parks, sea bird centre as well as many other leisure activities.

Dirleton is surrounded by many high quality schools and is home to Dirleton Primary School. The closest secondary school, North Berwick High, is considered as one of the best state schools in Scotland. There are other independent schools within the area including Compass School in Haddington and Loretto located in Musselburgh.

As a small village, Dirleton is very fortunate to have two inns with restaurant facilities that are popular with locals and visitors alike. From The Castle Inn to more formal dining at The Open Arms. Many other restaurants/bars are easily accessible in Gullane and North Berwick including Tom Kitchen's The Bonnie Badger.

Dirleton is lucky to have so much local produce, close to farm shops, markets and cafes. So you'll be sure to pick up great quality food for the whole family to enjoy. It's also not far from supermarkets like Tesco and Aldi in North Berwick and Co-op Food in Gullane.



Tantallon Castle



The Bonnie Badger



Great local produce

Being located on the Golf Coast, Dirleton is blessed with some of the top courses in the UK on its doorstep including the current Scottish Open venue, The Renaissance Club. Other courses within a 10 minutes drive include Archerfield, Gullane, Muirfield, Luffness and North Berwick.

All around the area you will come across many activities for all ages such as horseback riding tours, boat trips, bike tours... and so much more. The Walled Garden at Archerfield is also a great place to spend an afternoon with the family. Situated within the Archerfield Estate it has a host of activities ranging from gardens to walk around, food market, cafe and fairy trail.

One of the great features of Dirleton is the peaceful scenery and gardens. In the spring, the village green and verges come alive with crocus and daffodils, with plenty of spreading trees around the green to provide autumn colour and dramatic winter shapes. There are also a number of beautiful local gardens regularly open to the public, which are well worth a visit.

Dirleton - The very best of rural and coastal living for the whole family.



Archerfield Links

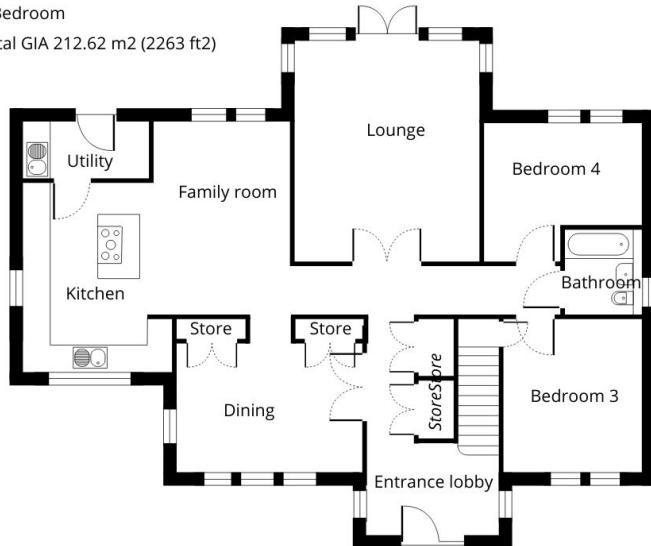


# The Ruthven (HTD)

Plots: 11, 16

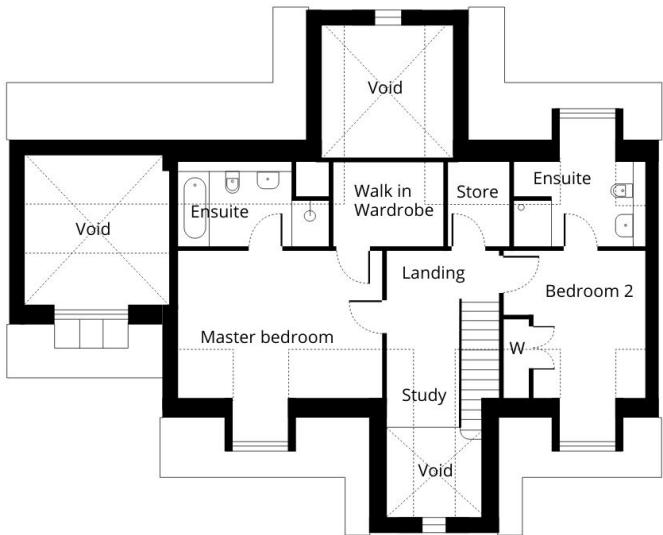
4 Bedroom

Total GIA 212.62 m<sup>2</sup> (2263 ft<sup>2</sup>)



Ground Floor

Room	Metric	Imperial
Kitchen	3.06 x 4.71	10'0" x 15'5"
Family	3.59 x 4.76	11'9" x 15'8"
Lounge	4.61 x 5.50	15'2" x 18'0"
Dining	4.63 x 3.19	15'2" x 10'6"
Bedroom 3	3.5 x 3.77	11'6" x 12'4"
Bedroom 4	3.92 x 3.47	12'10" x 11'5"
Utility	3.09 x 1.38	10'2" x 4'6"
Bathroom	1.72 x 2.11	5'8" x 6'11"



First Floor

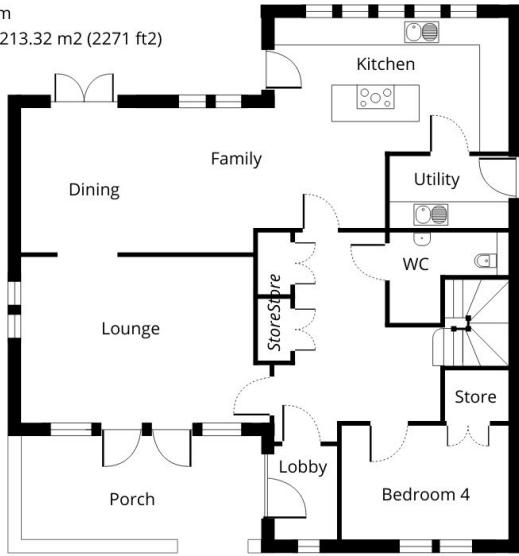
Room	Metric	Imperial
Master Bedroom	5.08 x 3.66	16'8" x 12'0"
Ensuite	3.71 x 2.07	12'2" x 6'10"
Bedroom 2	21'2" x 6'10"	9'0" x 15'0"
Ensuite	2.94 x 2.98	9'8" x 9'9"

# The Haliburton (HTE)

Plots: 12, 13, 14, 15

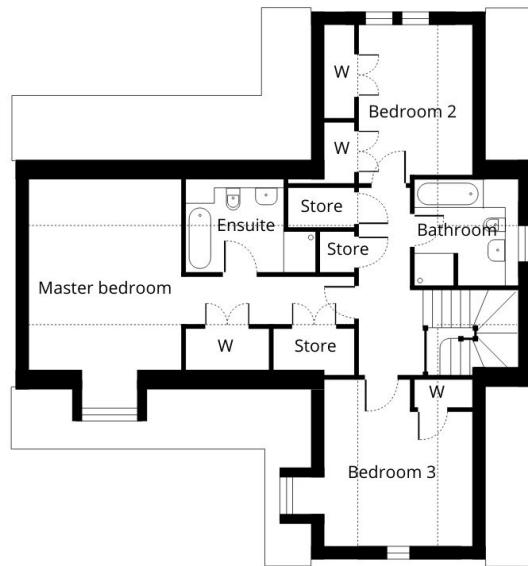
4 Bedroom

Total GIA 213.32 m<sup>2</sup> (2271 ft<sup>2</sup>)



Ground Floor

Room	Metric	Imperial
Kitchen	5.74 x 5.14	18'10" x 16'10"
Family	3.10 x 3.55	10'2" x 11'8"
Dining	3.20 x 3.55	10'6" x 11'8"
Lounge	5.74 x 4.08	18'10" x 13'5"
Bedroom 4	4.10 x 2.79	13'5" x 9'2"
Utility	2.90 x 1.71	9'6" x 5'7"
WC	2.64 x 2.07	8'8" x 6'9"



First Floor

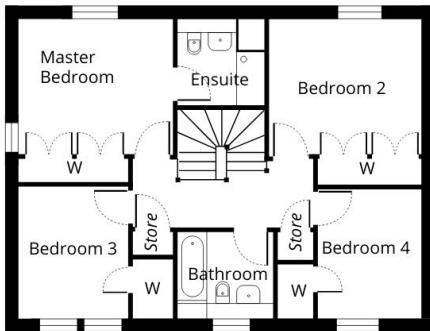
Room	Metric	Imperial
Master Bedroom	3.78 x 5.86	12'5" x 19'3"
Ensuite	3.23 x 2.11	10'7" x 6'11"
Bedroom 2	2.77 x 3.57	9'1" x 11'9"
Bedroom 3	3.57 x 4.25	11'9" x 13'11"
Bathroom	2.47 x 2.61	8'1" x 8'7"

# The Nisbet (HTB semi)

Plots: 17, 18, 23, 24

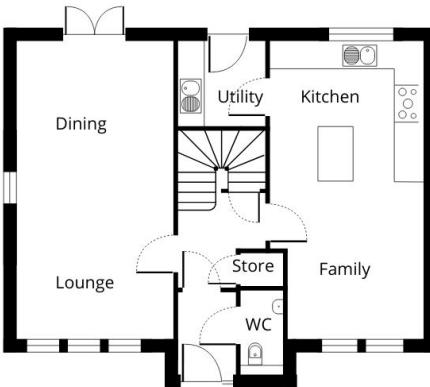
4 Bedroom

Total GIA 147.91 m<sup>2</sup> (1601 ft<sup>2</sup>)



## First Floor

Room	Metric	Imperial
Master Bedroom	3.81 x 3.30	12'6" x 10'10"
Ensuite	2.21 x 1.80	7'3" x 5'11"
Bedroom 2	3.75 x 3.32	12'4" x 10'11"
Bedroom 3	2.69 x 3.21	8'10" x 10'6"
Bedroom 4	2.58 x 3.19	8'6" x 10'6"
Bathroom	2.39 x 1.84	7'10" x 6'0"



## Ground Floor

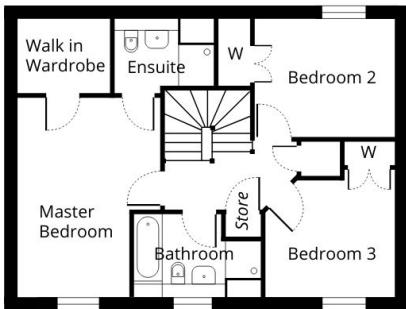
Room	Metric	Imperial
Kitchen	3.75 x 3.96	12'4" x 13'0"
Family	3.32 x 3.36	10'11" x 11'0"
Lounge	3.81 x 4.56	12'6" x 15'0"
Dining	3.81 x 2.75	12'6" x 9'0"
Utility	2.16 x 2.05	7'1" x 6'9"
WC	1.07 x 1.82	3'6" x 6'0"

## The De Veaux (HTA semi)

Plots: 19, 20, 21, 22

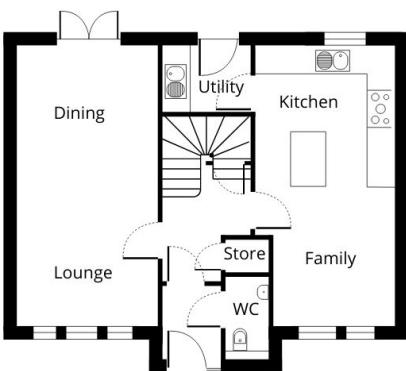
3 Bedroom

Total GIA 130.44 m<sup>2</sup> (1396 ft<sup>2</sup>)



## *First Floor*

<b>Room</b>	<b>Metric</b>	<b>Imperial</b>
Master Bedroom	2.75 x 4.92	9'0" x 16'2"
Ensuite	2.46 x 1.64	8'1" x 5'5"
Bedroom 2	3.41 x 2.90	11'2" x 9'6"
Bedroom 3	3.17 x 2.86	10'5" x 9'5"
Bathroom	3.18 x 1.85	10'5"- 6'1"



### *Ground Floor*

<b>Room</b>	<b>Metric</b>	<b>Imperial</b>
Kitchen	3.41 x 3.51	11'5" x 11'6"
Family	2.98 x 3.36	9'9" x 11'6"
Lounge	3.47 x 4.56	11'5" x 15'0"
Dining	3.47 x 2.30	11'5" x 7'7"
Utility	2.16 x 1.60	7'1" x 5'3"
WC	1.07 x 1.82	3'6" x 6'0"

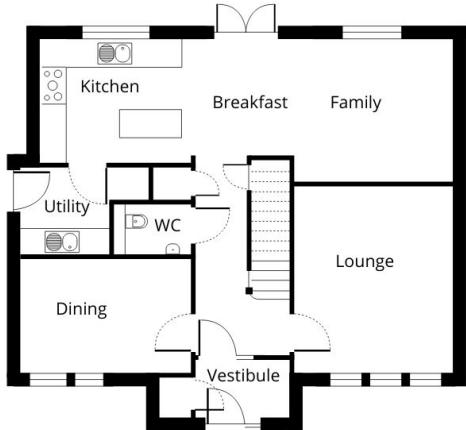
# The Hailes (HTC)



Plots: 28, 36

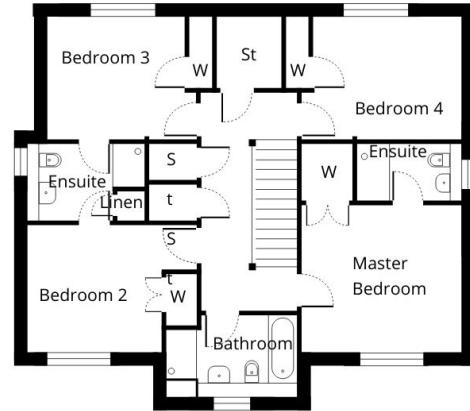
4 Bedroom

Total GIA 179.99 m<sup>2</sup> (1935 ft<sup>2</sup>)



*Ground Floor*

<b>Room</b>	<b>Metric</b>	<b>Imperial</b>
Kitchen	3.84 x 3.02	12'7" x 9'11"
Breakfast	2.48 x 2.86	8'2" x 9'5"
Family	3.91 x 3.48	12'10" x 11'5"
Lounge	3.92 x 4.60	12'10" x 15'1"
Dining	4.17 x 2.76	13'8" x 9'1"
Utility	2.16 x 2.17	7'1" x 7'1"
WC	1.61 x 1.27	5'4" x 4'2"



*First Floor*

<b>Room</b>	<b>Metric</b>	<b>Imperial</b>
Master Bedroom	3.92 x 3.59	12'10" x 11'9"
Ensuite	2.31 x 1.35	7'7" x 4'5"
Bedroom 2	3.26 x 3.09	10'8" x 10'2"
Bedroom 3	3.39 x 3.02	11'2" x 9'11"
Ensuite	2.64 x 1.85	8'8" x 6'1"
Bedroom 4	3.65 x 3.03	12'0" x 9'11"
Bathroom	3.26 x 1.70	10'8" x 5'7"

# Specification

## Kitchen

- Bespoke Schuller German kitchen individually designed by Riddle & Coghill
- A range of high-quality Siemens/Bosch integrated appliances
- Integrated Siemens/Bosch fridge/freezer
- Integrated Siemens/Bosch dishwasher
- Siemens/Bosch 4 ring touch control induction hob
- Under unit LED lighting
- 1 ½ bowl stainless steel sink
- 1 bowl stainless steel sink in utility (subject to design)

## Bathrooms & Ensuits

- White Sanitary ware by Laufen, complemented with Grohe taps and fittings
- Silver finished shower enclosures, with white stone shower trays and Grohe shower valves and heads
- Grohe exposed Thermostatic bath mixer with handheld shower
- Chrome towel warmers to bathroom and ensuite (subject to design)
- Laufen vanity units (subject to design)
- Choice of wall & floor tiles by Porcelanosa at bath, shower, and floor areas

## Decoration

- White emulsion finish in internal walls & ceiling
- Satin white finish to skirtings and facings
- Stair balustrade finished in white with pre-finished oak handrail

## Wardrobes

- Individually designed with pre-finished white bifold doors with hanging rails and drawer unit (unless specified)
- Walk in wardrobes in selected house types

## Plumbing and Heating

- Central heating provided by a high efficiency air source heat pump with radiators
- Underfloor heating to ground floor (subject to design)

## Lighting/Electrical

- Energy efficient down lights to hall, kitchen, bathrooms, and ensuites
- Energy efficient pendant lighting to bedrooms and living spaces
- External energy efficient lighting fitted at entrance doors (subject to design)
- Structured cabling for BT to all principal rooms. (Wired for Sky, dish not included)
- White profile double sockets with integrated USB points in kitchen and bedrooms (subject to design)
- Doorbell and chime entry to houses with additional intruder alarm
- Mains wired (with battery backup) smoke detectors and carbon dioxide detectors throughout
- Upgrades available for home entertainment systems etc
- Vent Axia MVHR heat recovery system

## External

- Up and over fully retractable garage doors
- Monoblock driveway for 2 vehicles
- Front garden turfed with a boundary hedge and gate
- Rear garden fully topsoiled and rotovated and paved area as standard with a 1.8m boundary fence (subject to design)
- External double socket and cold-water tap (subject to design)
- Large shared meadow area (factor maintained)

## Doors & Windows

- Energy efficient prefinished entrance doors to front and rear
- Contemporary pre-finished white laddered internal pass doors with satin chrome ironmongery
- Highly efficient double-glazed timber windows and doors throughout

## Warranties

All properties benefit from 10-year Premier Guarantee Warranties

**IMPORTANT NOTICE:** MNM Developments (Ltd) reserve the right to change the specification without prior notice to purchasers. All room dimensions are correct at time of print but are subject to change due to construction issues as work progresses.

## Selling agent

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