

14 BALLENCRIEFF STEADING

Longniddry, East Lothian, EH32 0QH



PROPERTY NAME

14 Ballencrieff Steading

LOCATION

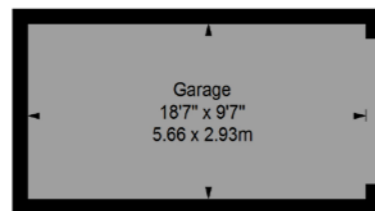
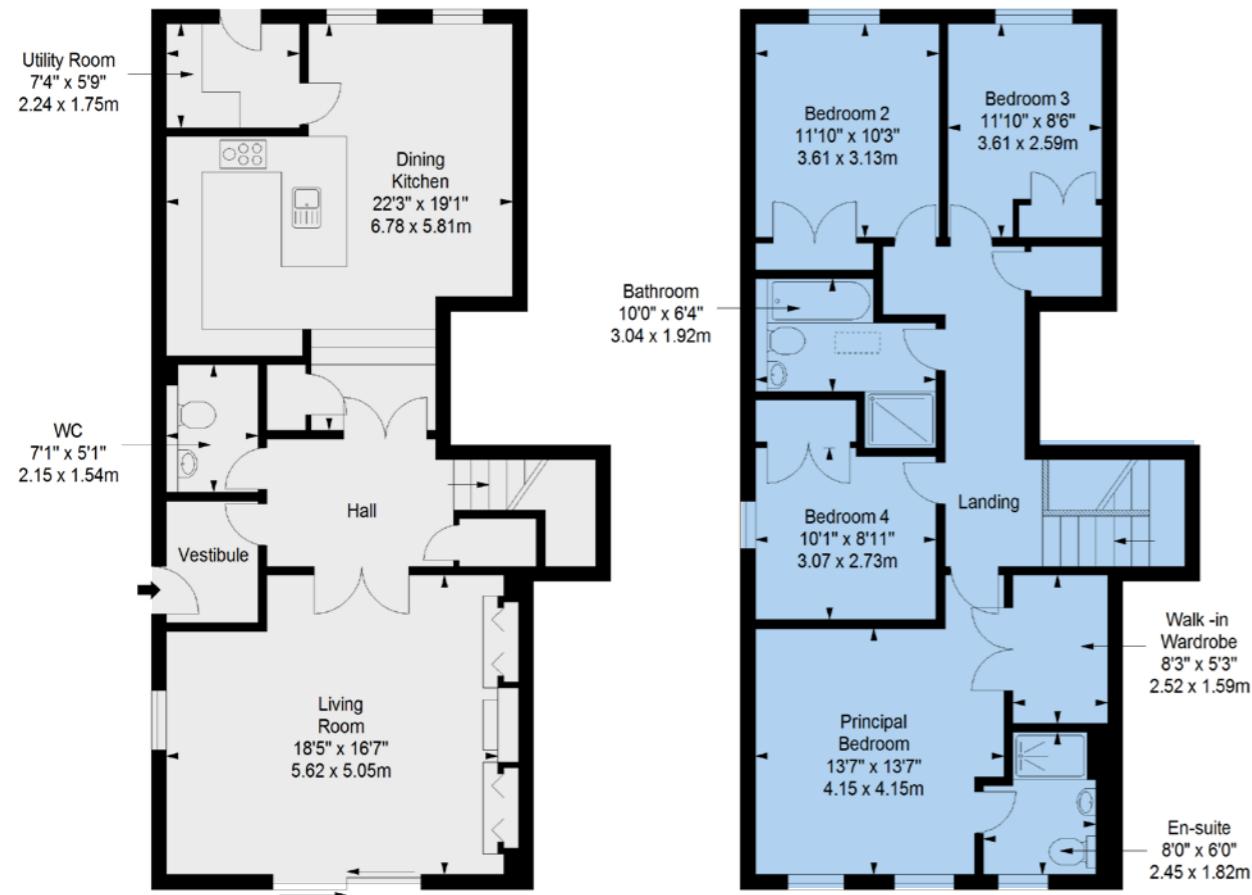
East Lothian, EH32 0QH

APPROXIMATE TOTAL AREA:

182.6 sq. metres (1965.6 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR ● EXTERNALS

The floorplan is for illustrative purposes. All sizes are approximate.



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The dining kitchen has expansive proportions to accommodate excellent storage and workspace

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The property forms part of a small community, which has a picturesque rural setting surrounded by open countryside.



Forming part of a small enclave of exclusive properties near Aberlady and Longniddry, this four-bedroom steading enjoys a picturesque location surrounded by open countryside as far as the eye can see. The property covers over 1,965 square feet, providing generously proportioned rooms that are finished to exceptional standards with Farrow and Ball décor predominantly throughout. It also boasts a statement

dining kitchen and three quality washrooms, as well as generous parking and a south-facing garden. With panoramic countryside views from your doorstep, this family home offers the best in rural living, whilst also being conveniently close to stunning beaches and excellent amenities. Edinburgh city centre can also be reached within 35 minutes by car.



14

Ballencrieff Steading

This large steading is an impressive four-bedroom terraced house that offers high-end contemporary interiors and a picturesque rural setting, quietly located amongst East Lothian's beautiful countryside within swift reach of spectacular beaches.

GENERAL FEATURES

A large steading covering 1,965 sq. ft.
Part of a small enclave of exclusive properties
Picturesque rural setting near Longniddry
Close to East Lothian's spectacular beaches
Stunning countryside panoramic views
EPC Rating - C | Council Tax band - F

ACCOMMODATION FEATURES

Vestibule and hall with built-in storage
Spacious, dual-aspect living room
High-end statement dining kitchen
Utility room for discreet laundry
Principal suite with a walk-in wardrobe
Two double bedrooms with wardrobes
Versatile single bedroom with a wardrobe
Four-piece family bathroom and a WC
Modern en-suite shower room
An attic for further storage

EXTERIOR FEATURES

South-facing, landscaped front garden
Low-maintenance rear garden
Private garage with parking space in front
Visitors' and residents' parking bay

AN IMPRESSIVE FAMILY HOME

14 Ballencrief Steading enjoys a scenic approach, with the front door opening into a broad vestibule that leads into a central hall with built-in storage. It is a warm and inviting introduction, with the quality of the home instantly apparent.



AN ELEGANT living room with a handsome fireplace



Glazed doors make a grand entrance into the living room, allowing additional light to flow throughout the property. Finished with on-trend décor and a soft carpet, this reception area is elegant and homely. It has a spacious footprint for lounge furniture and dual-aspect glazing that brings an abundance of natural light into the room. A handsome fireplace, flanked by built-in cupboards, forms an imposing focal point set below a downlit mirror, whilst south-facing patio doors extend the space into the garden, which is perfect for families.





The dining kitchen has expansive proportions to accommodate excellent storage and workspace, as well as a family-sized table and additional furnishings. It is laid with a hardwood walnut floor and finished in light neutral colours. It further boasts a luxurious statement design with ultra-modern, handle-less cabinets and solid quartz worktops, incorporating a breakfast peninsula for casual meals. The suave aesthetic is completed by a wide range of high-end appliances that are seamlessly integrated to retain the smooth contours. A neighbouring utility room also provides space for discreet laundry.

THE KITCHEN



A STUNNING dining kitchen with a statement design







FOUR BEDROOMS

finished to high standards

The four bedrooms are located on the first floor, extending off a landing with a built-in cupboard and access to a attic for further storage

Continuing the high standards, the bedrooms all maintain the keen eye for detail displayed throughout. Each room has attractive interior design and plush carpeting for optimal comfort. The large principal bedroom has the added benefit of an en-suite and a walk-in wardrobe, lined with drawers, clothes rails, and a fitted mirror. The remaining bedrooms include two doubles and a versatile single (fitted with bespoke office fixtures), all of which also have built-in wardrobes to maximise their useable floorspace.

THE PRINCIPAL SUITE

The large principal bedroom has the added benefit of an en-suite and a walk-in wardrobe, lined with drawers, clothes rails, and a fitted mirror



A FOUR-PIECE BATHROOM

an en-suite, and a WC

The home has three washrooms to ensure minimal waiting times. On the first floor, there is a family bathroom with chic floral décor and a four-piece suite, which includes a bath and separate shower cubicle. In addition, the principal bedroom has the luxury of a modern en-suite shower room, whilst the ground floor is served by a WC.

Extras: all fitted floor coverings, stylish wooden window shutters, light fittings, and integrated kitchen appliances (induction hob, ATAG oven, additional oven microwave oven, steamer oven, wine fridge, fridge, freezer, and dishwasher) to be included in the sale. Additional furnishings are also available by separate negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



A LANDSCAPED GARDEN

**with a suntrap,
south-facing
aspect**

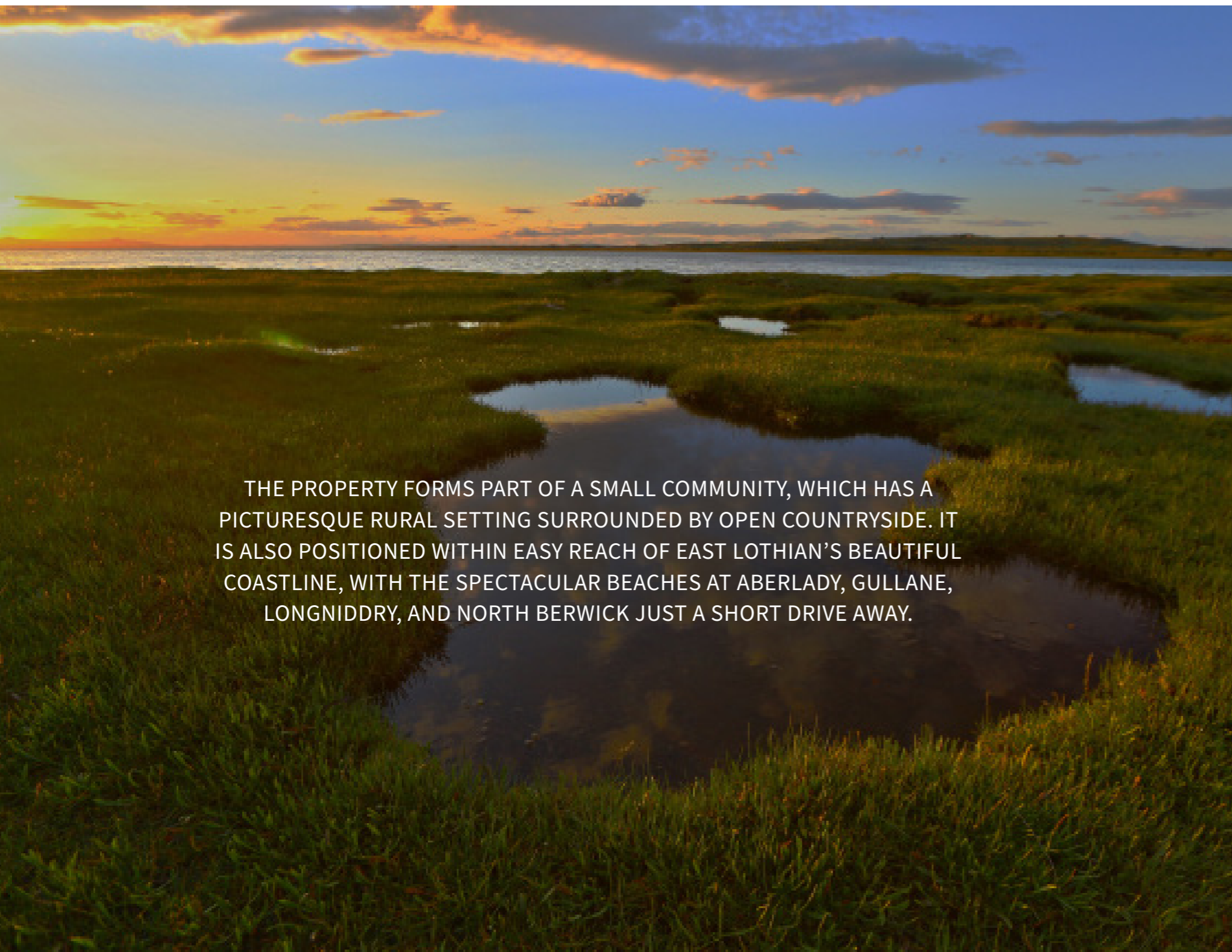
Externally, there is a low-maintenance rear garden and a south-facing front garden. The latter has been carefully landscaped with the entire family in mind, enjoying a sweeping lawn and a neat patio – all framed by established hedgerows. Ample parking is provided too, via a private garage (with storage above) and an additional parking space in front, as well as a large parking bay for residents and visitors alike.






14
BALLENCRIEFF
STEADING

A picturesque setting near ABERLADY & LONGNIDDRY



THE PROPERTY FORMS PART OF A SMALL COMMUNITY, WHICH HAS A PICTURESQUE RURAL SETTING SURROUNDED BY OPEN COUNTRYSIDE. IT IS ALSO POSITIONED WITHIN EASY REACH OF EAST LOTHIAN'S BEAUTIFUL COASTLINE, WITH THE SPECTACULAR BEACHES AT ABERLADY, GULLANE, LONGNIDDRY, AND NORTH BERWICK JUST A SHORT DRIVE AWAY.

In addition to its truly scenic surroundings, the area offers convenience too, being close to the villages of Aberlady and Longniddry, which are both home to a good selection of local amenities. Aberlady has the Old Aberlady Inn and a Margiotta convenience store which stocks Waitrose products. The old Duck Inn, a former award-winning establishment, is also set to reopen under new ownership. In addition, Aberlady has the Donald Watson Art Gallery at Waterston House, a favoured exhibition venue of many of the UK's leading wildlife artists and photographers, who flock to the area for its rich nature and wildlife. Meanwhile, Longniddry offers independent shops, a supermarket, traditional pubs, cafes, and restaurants, as well as a post office, a chemist, and a Community Centre housing a library. It is home to a railway station too, with regular trains to Waverley Station (taking just over 20 minutes). More extensive shopping can be found in nearby North Berwick, which promises a wealth of independent stores, high-street retailers, and supermarkets. Being by the countryside and coastline, the setting of the home will be highly popular with outdoor enthusiasts too. There are lots of idyllic rural walks and excellent cycle routes, set along quiet back roads that take in the area's many beautiful beaches and historic castles. A tranquil afternoon can be spent walking along the John Muir Way or visiting Aberlady Bay – Britain's first local nature reserve. Golfers are well catered to as well, with some of the best courses in East Lothian close to hand, including the prestigious Muirfield Golf Club, which is just a short drive away. Primary education is provided in Aberlady, with secondary education at the highly-regarded North Berwick High School. Nursery schooling is also available in Aberlady and Gullane. The area is well connected by road links, with Edinburgh city centre reached in roughly 35 minutes by car from the property. Buses from Aberlady and Longniddry connect to the neighbouring towns and villages too, as well as the capital.





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