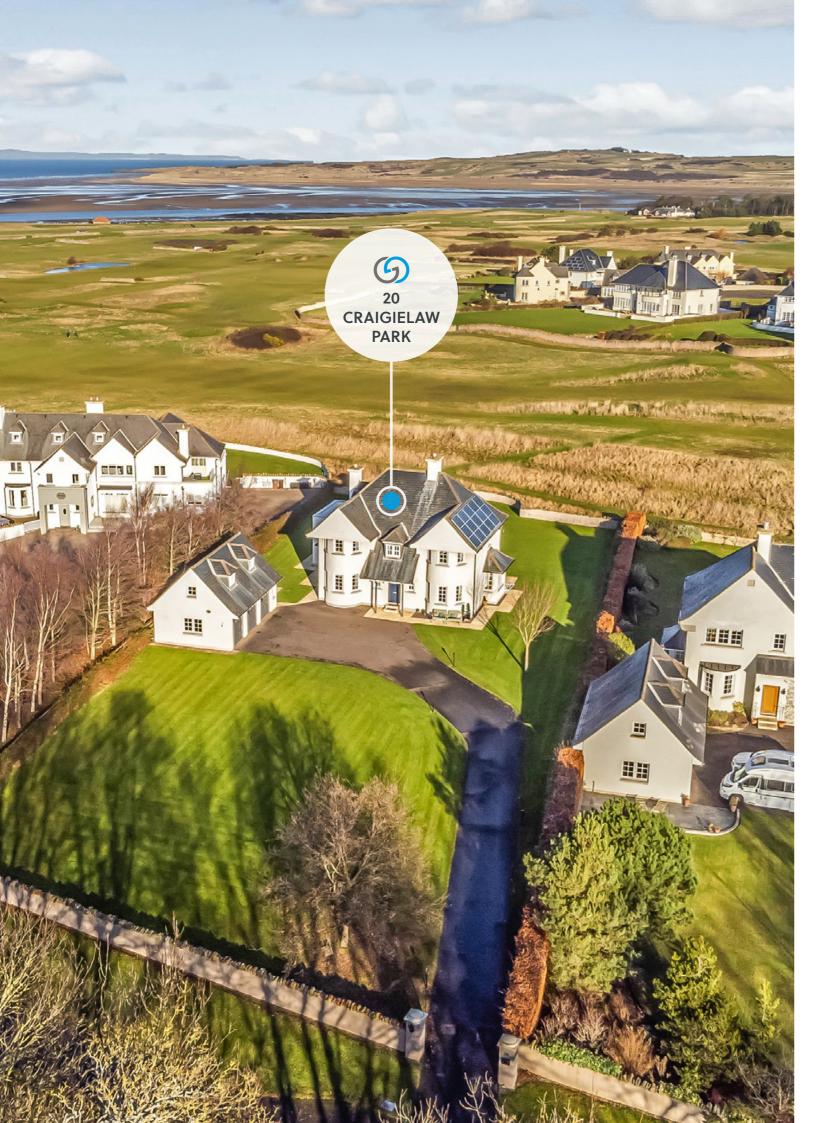
20 CRAIGIELAW PARK

Aberlady, East Lothian, EH32 OPR









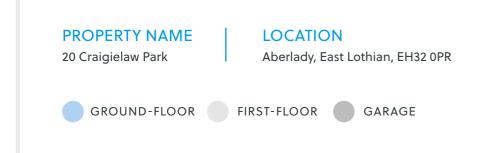


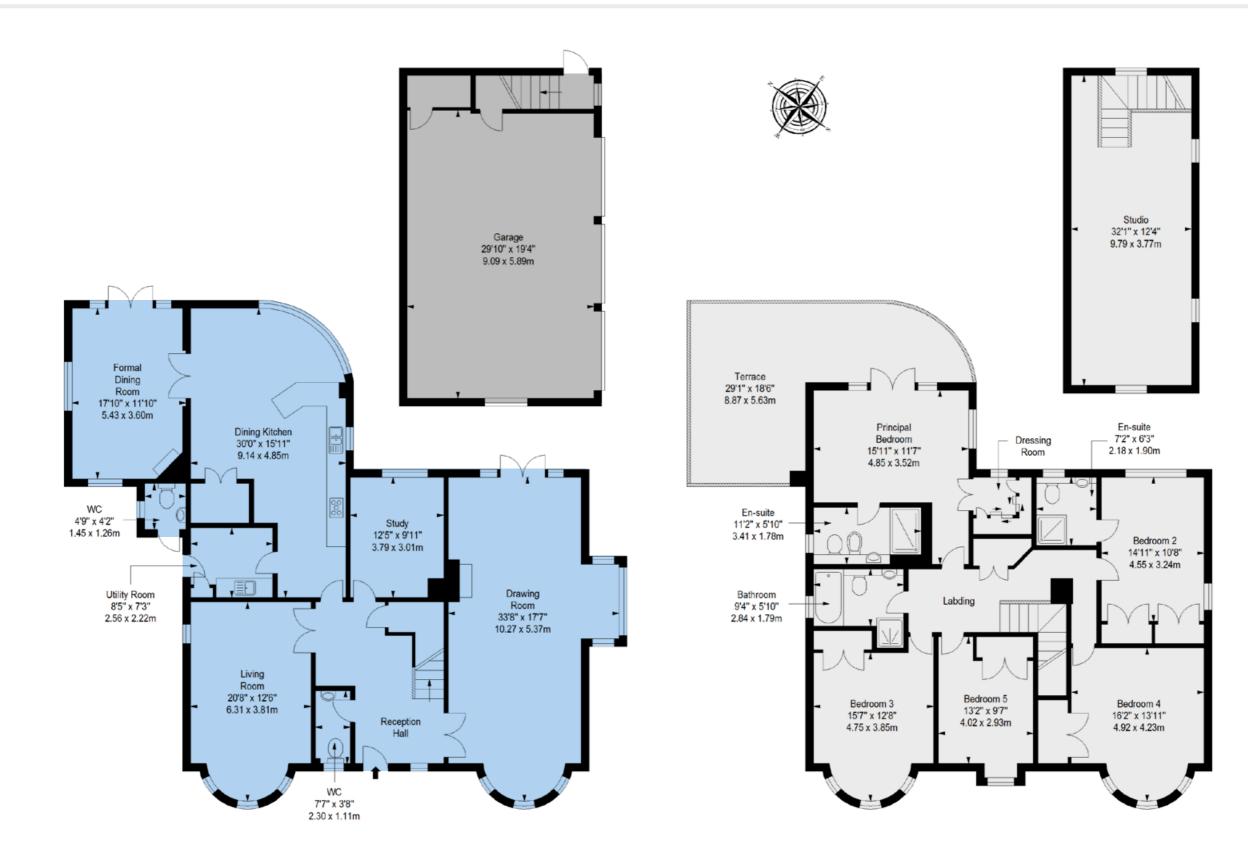
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Area Set on the stunning East Lothian coastline, the seaside village of Aberlady is one of exceptional natural beauty





APPROXIMATE TOTAL AREA: 394.2 sq. metres (4243.2 sq. feet)

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



WELCOME TO 20 Craigielaw Park

Forming part of an exclusive gated community in Aberlady, overlooking Craigielaw Golf course, this executive detached house boasts multiple reception areas, a dining kitchen, five bedrooms, two shower rooms, a bathroom, and two separate WCs, plus extensive gardens, a detached triple garage with a useable room above, and a multicar driveway.

GENERAL FEATURES

Executive detached house in Aberlady Part of a small, exclusive gated community overlooking Craigielaw Golf Course Wonderfully bright and spacious accommodation EPC Rating - C | Council Tax band - H

ACCOMMODATION **FEATURES**

Reception hall with storage and WC Exceptionally generous drawing room with impressive fireplace Comfortable and elegant living room Formal dining room Versatile study room Well-appointed dining kitchen with breakfast bar and separate utility room Principal bedroom with dressing room, en-suite shower room, and terrace with wonderful views Four further double bedrooms with built-in storage (one with an en-suite shower room) Four-piece family bathroom

EXTERIOR FEATURES

Extensive, wraparound gardens with manicured lawns, patios, a hot tub, and an outdoor toilet Detached triple garage with studio above and driveway with electric gates





ccupying a generous plot within a small, exclusive gated development in Aberlady, with wonderful views over the golf course and the sea beyond, this five-bedroom, three-bathroom executive detached house

represents an ideal family home in an excellent location. Aberlady's village amenities are within easy reach, as well as more extensive amenities in the surrounding towns and villages, and in the city which is just over a 30-minute drive away.

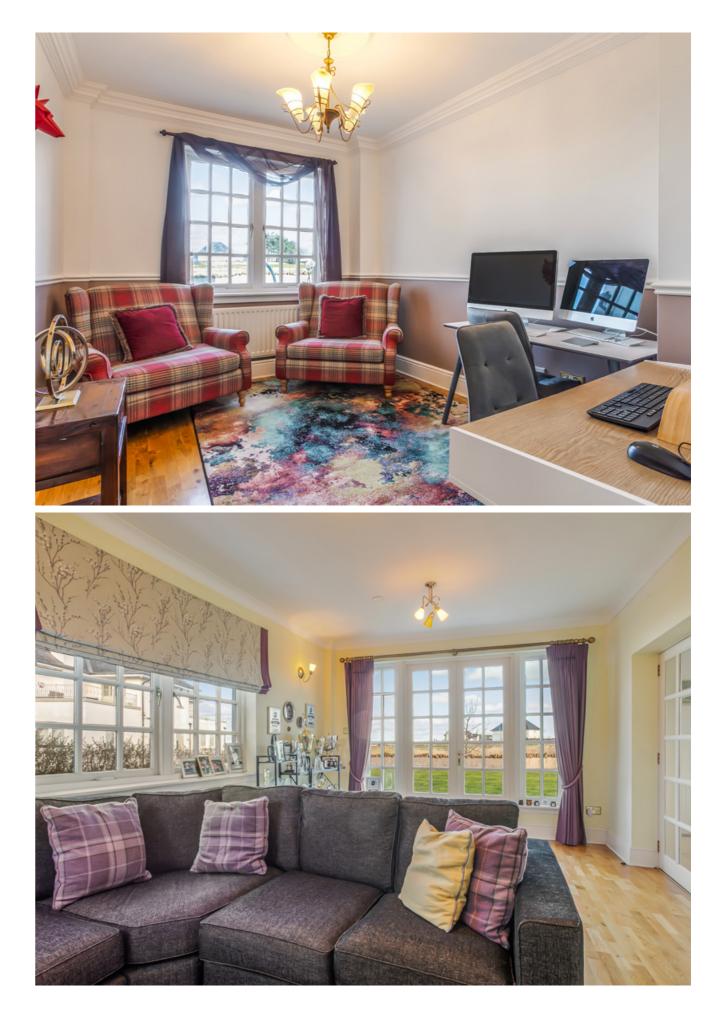


A wide reception hall invites you into the property, immediately setting the tone for the interiors to follow with patterned wallpaper and warm wood flooring. The hall offers space for furniture items and accommodates built-in storage and a WC.

Generous and versatile RECEPTION ROOMS

he home has multiple reception areas: a living room, a formal dining room, and a drawing room, as well as a study, ideal for those requiring a quiet space to work or study from home. The living room offers an informal space in which to relax as a family, and it is presented with neutral décor, the same wood flooring as the hall, elegant cornicing, ceiling roses, and a dado rail. The dining room presents an ideal setting for seated family meals and formal dining with guests, and is sure to appeal to those who love to host dinner parties. Furthermore, it benefits from convenient direct access to the kitchen via double doors.





inally, the impressive drawing room occupies an exceptionally generous footprint, allowing for endless configurations of furniture with a stunning fireplace as a focal point. Tripleaspect glazing floods the room with natural light throughout the day, with a southwest-facing bay window to the front, a box window to the side, and French doors to the rear affording access to the garden.





The impressive drawing room occupies an exceptionally generous footprint with a stunning fireplace and a southwest-facing bay window



with space for a seated dining area and a breakfast bar catering for morning coffee and socialising while cooking. The kitchen is fitted with a wide range of classically styled wall and base cabinets, spacious quartz worktops, and splashback tiling. The kitchen is supplemented by a large built-in cupboard and an adjoining utility room, with the latter offering additional cabinetry and workspace, space for laundry appliances, and external access.







he home enjoys five well-proportioned double bedrooms, all elegantly presented with neutral décor. The luxurious principal suite boasts its own en-suite shower room, a dressing room with fitted wardrobes, and a large, private terrace with wonderful farreaching views over the golf course and the sea in the distance. The remaining bedrooms are all accompanied by built-in storage and offer flexibility, with various options for use, and one also has an en-suite shower room.









THE LUXURIOUS PRINCIPAL SUITE

boasts its own en-suite shower room, a dressing room with fitted wardrobes, and a large, private terrace with wonderful far-reaching views over the golf course and the sea



MULTIPLE well-appointed washrooms





he principal bedroom's en-suite comprises a double shower enclosure, a basin, a WC, and a bidet, whilst bedroom two's en-suite comes with a corner shower cubicle and a WC-suite. A family bathroom completes the accommodation on offer and comprises a bath with a shower attachment, a separate shower enclosure, a WC-suite, and a towel radiator.

EXTENSIVE OUTDOOR SPACE

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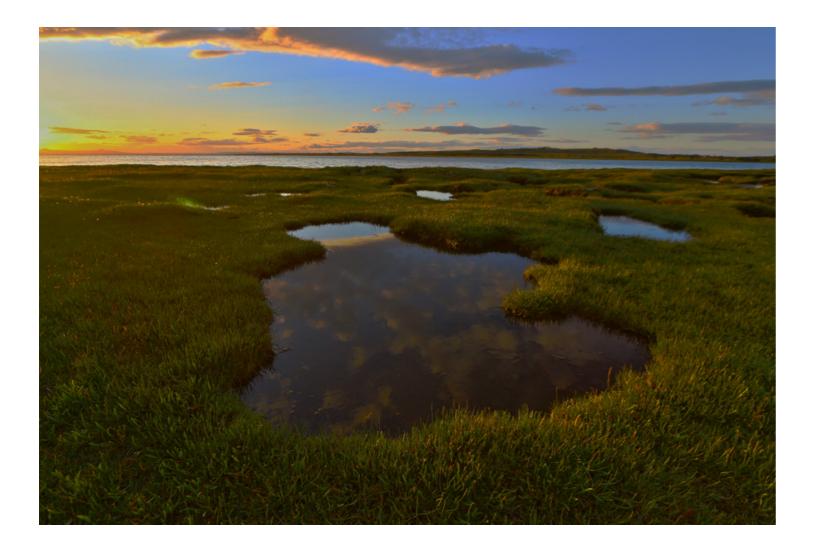
xternally, the home is perfectly complemented by exceptionally generous, wraparound gardens with sprawling, manicured lawns and spacious patio areas, perfect for alfresco dining furniture and summer barbecues. The garden also features leafy trees and to the rear, is neighboured by the golf course, offering a tranquil setting and lovely open views. Excellent private parking is provided by a detached triple garage and a gated driveway, with the garage further boasting a useable room above which could lend itself to a studio, a home office, or a hobby space.

Extras: Rangemaster cooker, dishwasher, tumble dryer, washing machine, curtains, light fittings, and a hot tub are included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.





ABERLADY, EAST LOTHIAN



Set on the stunning East Lothian coastline, the seaside village of Aberlady is one of exceptional natural beauty

ike much of East Lothian, Aberlady is a haven House in Aberlady is a favoured exhibition venue of many for golfers, with several courses including of the UK's leading wildlife artists and photographers, Kilspindie, Luffness, and Craigielaw, and who flock to the area for its rich nature and wildlife. A first-class accommodation and amenities tranquil afternoon can be spent walking along the shore catering for locals and visitors alike. The (part of the John Muir Way) or visiting idyllic Aberlady village is home to the Old Aberlady Inn and a Margiotta Bay - Britain's first local nature reserve. Aberlady convenience store which stocks Waitrose products. The benefits from its own primary school and falls within old Duck Inn, a former award-winning establishment, the catchment area for highly-regarded North Berwick is also set to reopen under new ownership. For more High School. Aberlady is within easy reach of the A1, just extensive shopping, nearby North Berwick promises a 30 minutes' drive from Edinburgh. Regular bus services wealth of independent stores, high-street retailers and connect to Longniddry train station (around three miles supermarkets. Donald Watson Art Gallery at Waterston away) and to the heart of Edinburgh.





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