

20 CRAIGIELAW PARK

Aberlady, East Lothian, EH32 0PR

EXECUTIVE
detached house in Aberlady



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PROPERTY NAME

20 Craigiellaw Park

LOCATION

Aberlady, East Lothian, EH32 0PR

APPROXIMATE TOTAL AREA:

394.2 sq. metres (4243.2 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR ● GARAGE

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



WELCOME TO 20 Craigiellaw Park

Forming part of an exclusive gated community in Aberlady, overlooking Craigiellaw 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 multi-car driveway.

GENERAL FEATURES

Executive detached house in Aberlady
Part of a small, exclusive gated community overlooking Craigiellaw 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





Occupying 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 WELCOMING FIRST IMPRESSION OF 20 CRAIGIELAW PARK

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

The 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.



Finally, the impressive drawing room occupies an exceptionally generous footprint, allowing for endless configurations of furniture with a stunning fireplace as a focal point. Triple-aspect 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



THE DINING KITCHEN

A perfect space for family meals and sociable gatherings

The kitchen is another wonderfully sociable space in this fabulous family home, 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.



PEACEFUL

sleeping areas



The 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 far-reaching 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



The 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



Externally, 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.



Exceptionally generous,
wraparound gardens with
sprawling, manicured lawns
and spacious patio areas




20
CRAIGIELAW
PARK

ABERLADY, EAST LOTHIAN



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

Like much of East Lothian, Aberlady is a haven for golfers, with several courses including Kilspindie, Luffness, and Craigiellaw, and first-class accommodation and amenities catering for locals and visitors alike. The village is home to 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. For more extensive shopping, nearby North Berwick promises a wealth of independent stores, high-street retailers and supermarkets. Donald Watson Art Gallery at Waterston

House in Aberlady is 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. A tranquil afternoon can be spent walking along the shore (part of the John Muir Way) or visiting idyllic Aberlady Bay – Britain's first local nature reserve. Aberlady benefits from its own primary school and falls within the catchment area for highly-regarded North Berwick High School. Aberlady is within easy reach of the A1, just 30 minutes' drive from Edinburgh. Regular bus services connect to Longniddry train station (around three miles away) and to the heart of Edinburgh.



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