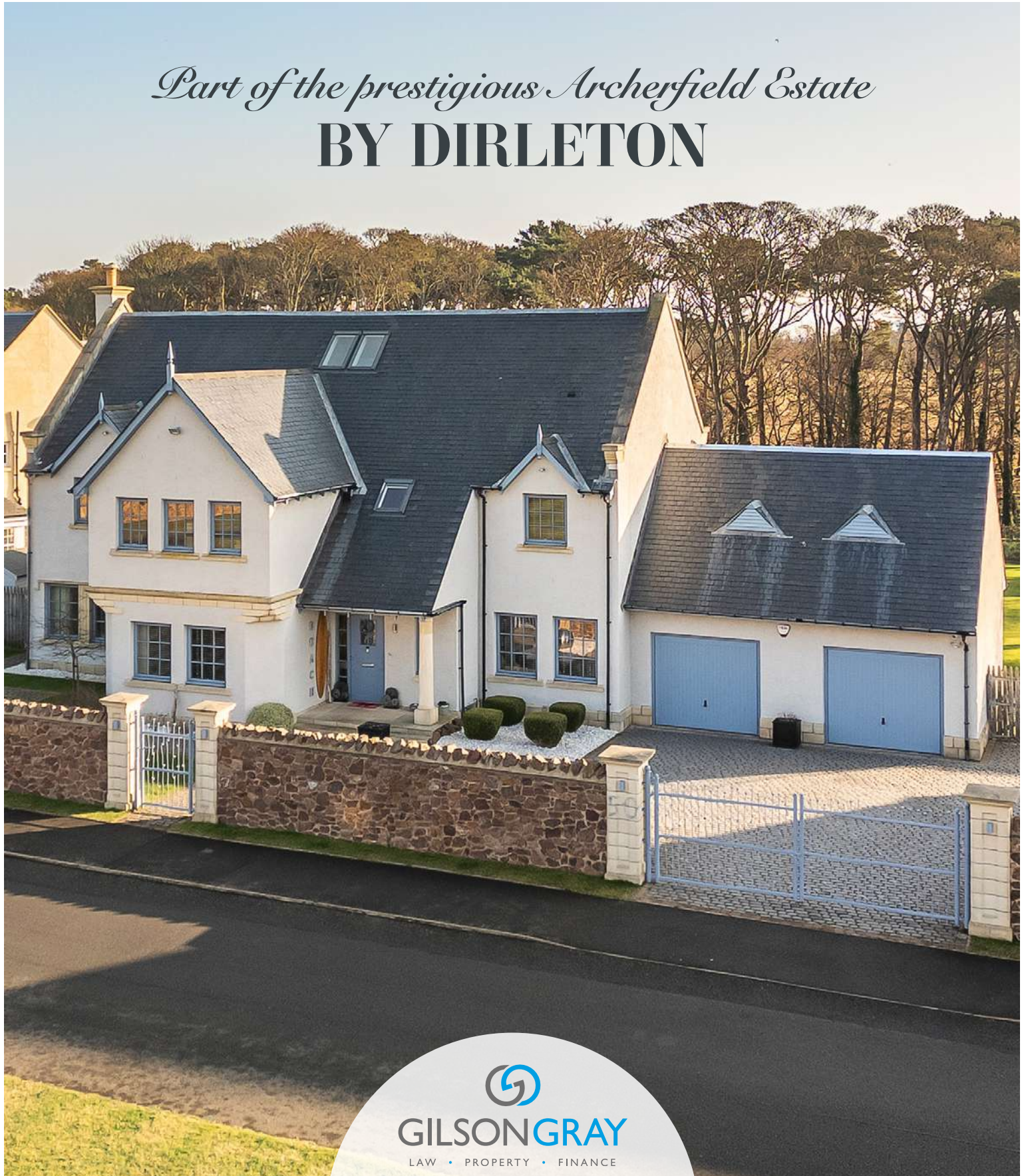


50 THE VILLAGE

Archerfield, East Lothian, EH39 5HT

Part of the prestigious Archerfield Estate
BY DIRLETON





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The Archerfield Estate is an exclusive gem in the heart of East Lothian.



PROPERTY NAME

50 The Village

LOCATION

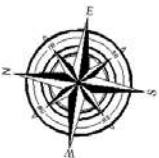
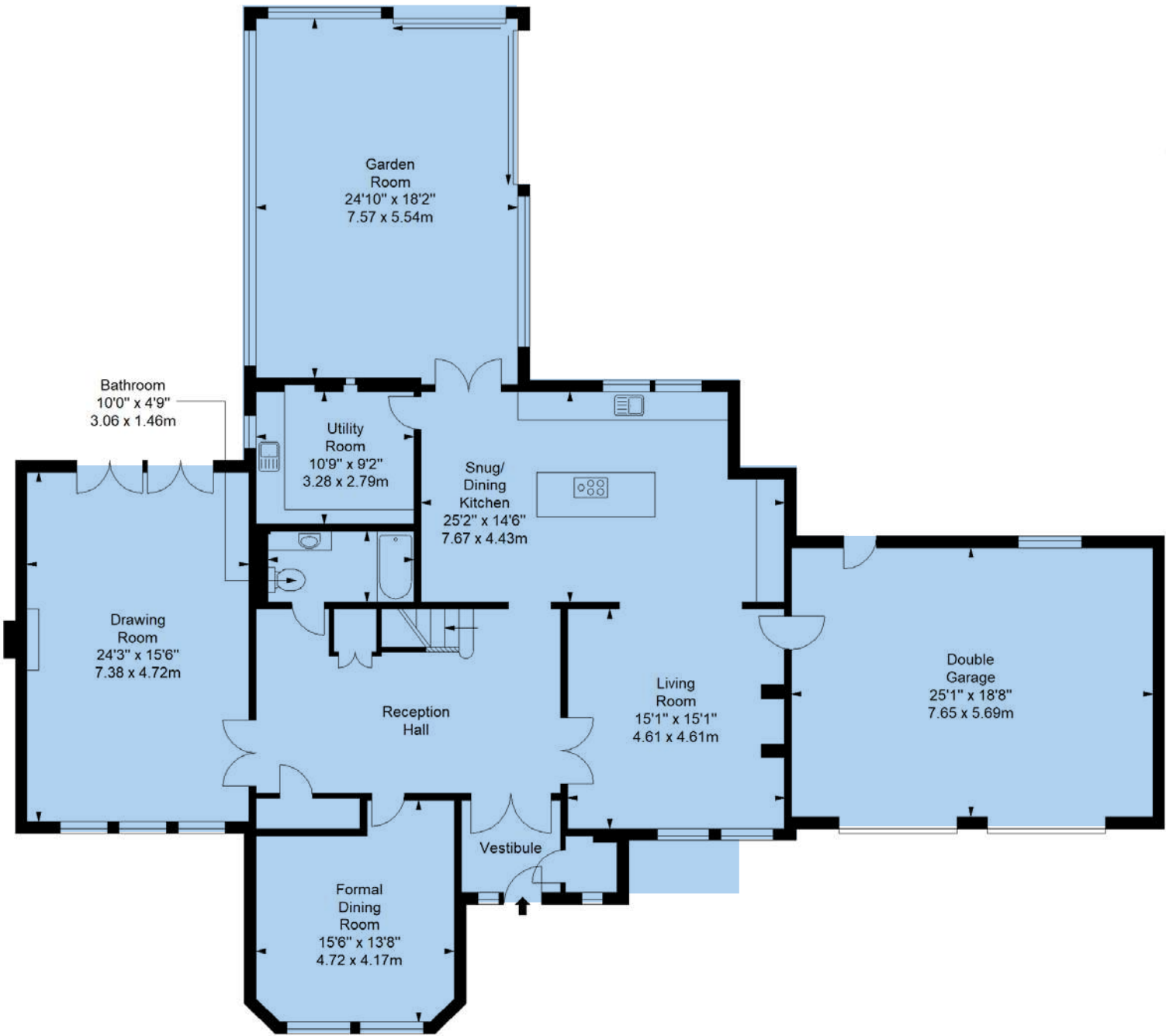
East Lothian, EH39 5HT

APPROXIMATE TOTAL AREA:

406 sq. metres (4374 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR

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



A SPECTACULAR DETACHED VILLA

Discover the epitome of luxury living at this spectacular detached villa which spans over 4374 square feet, providing the finest coast and country lifestyle as part of the highly prestigious Archerfield Estate.

This exclusive detached villa offers an incredible amount of interior and exterior space, incorporating four reception rooms, five king-size bedrooms, and four bathrooms, as well as extensive private parking and professionally landscaped gardens. Stylish interior design and high-specification finishings ensure the very best for its inhabitants, whilst the sublime location has everything a family could want. Open countryside is on the doorstep and breath-taking beaches are just moments away, along with the town of North Berwick which conveniently provides all your necessary amenities.

GENERAL FEATURES

- Spectacular, extended detached villa offering the epitome of luxury living
- Forms part of the prestigious Archerfield Estate by Dirleton
- Spans 4374 square feet, providing an abundance of space
- Stylish interior design and high-specification finishings
- Offers a refined lifestyle by the countryside and coast
- EPC Rating - C | Council Tax band - H

ACCOMMODATION FEATURES

- Vestibule and reception hall (both equipped with storage)
- Three reception rooms that are expansive and elegant
- Sun-facing triple-aspect garden room
- Sophisticated dining kitchen with a central island and snug
- Principal suite with a walk-in wardrobe and Juliet balcony
- Four additional king-size bedrooms with built-in wardrobes
- Two contemporary en-suite shower rooms with 3pc suites
- Two family bathrooms (one with a luxurious 5pc suite)
- Optimal comfort with zoned underfloor heating throughout

EXTERIOR FEATURES

- Stunning wraparound gardens with excellent privacy
- Secure multi-car driveway and an integral double garage





FORMS PART OF THE PRESTIGIOUS
ARCHERFIELD ESTATE BY DIRLETON

STEP INSIDE TRUE LUXURY

Beginning with a vestibule and reception hall (both equipped with storage), the home's entrance is thoughtfully designed to provide a welcoming atmosphere and a grand first impression. High-quality finishes and sharp attention to detail are the foundations of the interiors, setting the stage for what is to come.



FOUR EXPANSIVE RECEPTION AREAS



This magnificent property has four expansive reception areas to enjoy, each with their own style and sense of character.

Massive garden room providing a serene retreat

The massive garden room offers space for comfortable lounge furnishings and a table and chairs from which to admire panoramic garden views, providing a serene retreat (enhanced by the double-height ceiling and full-height glazing).







A THOUGHTFUL DINING KITCHEN

with a central island

The kitchen is thoughtfully appointed around a central island with a four-person dining bar and wooden worktop. It has generous cabinet storage in light blue, as well as additional worksurface space, this time in solid granite. It is an effective combination that is practical and very pleasing to the eye. The room has plenty of space for a cosy snug area and a table and chairs. It is finished with high-grade integrated appliances too. A neighbouring utility room provides further storage and workspace.





THE DRAWING & LIVING ROOMS



Stylish interior design and high-specification finishings

The dual-aspect drawing room evokes regal sophistication, benefitting from a handsome fireplace (inset with a log-burning stove) and French doors that open out to the garden – perfect for relaxing and entertaining. The contemporary living room is openly connected to the kitchen, designed for modern living and easy interaction.



The formal dining room is ideal for dinner parties and special occasions, exuding refinement and class.



Brightly illuminated by a large rooflight, a spacious galleried landing provides two cupboards before connecting to the five king-size bedrooms (which include a dedicated guest suite)

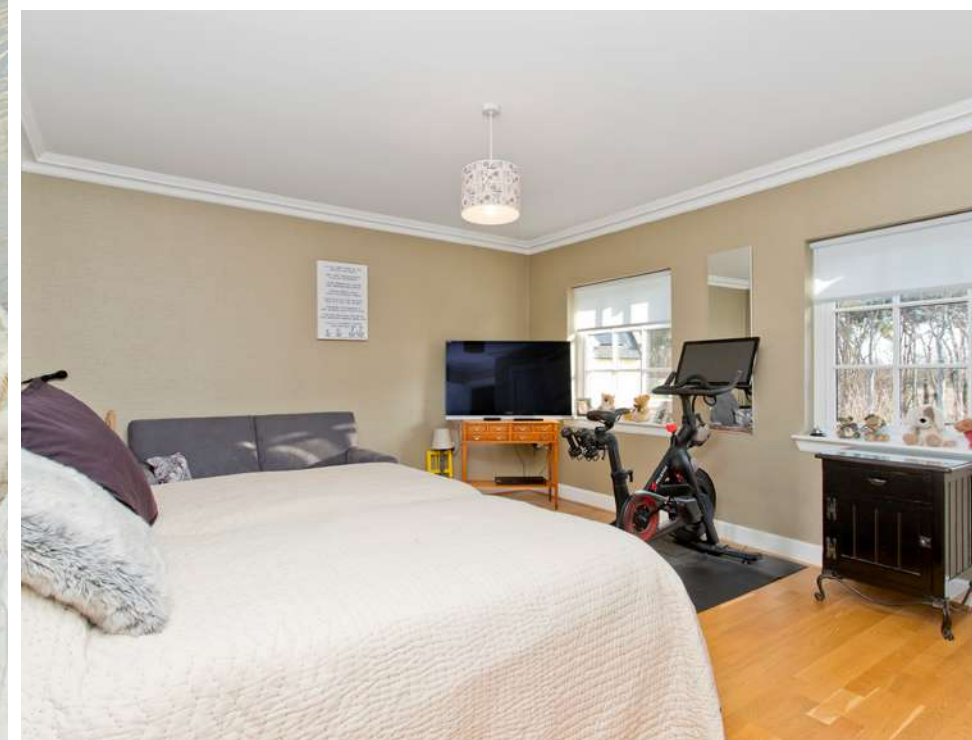




THE PRINCIPAL SUITE

Going one step further, the considerable principal suite is a true oasis, boasting a walk-in wardrobe, a top-spec en-suite shower room, and French doors to a Juliet balcony framing wonderful garden and tree-lined country views.

THE BEDROOMS



Opulent bedrooms with a wealth of space

The rooms are in keeping with the property's opulent standards, each enjoying impressively large footprints, as well as beautiful interior design and built-in wardrobes for optimal clothes storage. Perfect for visitors, the guest bedroom also features its own high-end en-suite shower room as well.



THE ULTIMATE

in relaxation

In addition to the two en-suites, there are two family bathrooms that are also finished to the highest standards. These include a contemporary three-piece bathroom on the ground floor and a luxurious five-piece bathroom on the first floor. A haven for relaxation, the latter features striking designer wallpaper (redolent of William Morris designs), also incorporating twin storage-set washbasins below a large fitted mirror, a hidden-cistern toilet, a double walk-in shower enclosure, and a deep double-ended bath providing a spa-like experience.

Year-round comfort is assured thanks to zoned underfloor heating throughout.



STUNNING WRAPAROUND GARDENS

with scenic views







Stunning wraparound gardens surround the villa, all of which are fully enclosed for the safety of families.

The gardens are meticulously maintained too, offering sweeping lawns and decked areas, providing a truly exquisite setting for outdoor activities and leisure. Whether you enjoy gardening, hosting summer soirees, or simply relaxing in the fresh air, these gardens provide the perfect backdrop, especially as they offer excellent privacy, scenic views, and a lot of daily sun. A gate also leads through a mature woodland to the local beach - ideal for leisurely strolls. Finally, the home also has a secure multi-car driveway and an integral double garage, which has convenient access to the living room and further storage set above.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (induction hob, double oven, microwave, tall fridge, tall freezer, and dishwasher) to be included in the sale.

ARCHERFIELD

East Lothian

Nestled between the enchanting conservation village of Dirleton, the award-winning town of North Berwick, and the picturesque village of Gullane, the Archerfield Estate is an exclusive gem in the heart of East Lothian. This prestigious setting offers refined living for discerning tastes, providing the perfect blend of coastal charm and countryside elegance in an area of outstanding natural beauty. It offers both serenity and convenience, with North Berwick's fantastic amenities and train station all easily reached. Recently voted by the Sunday Times as the best place to live in the UK, North Berwick is a vibrant place known for its stunning beaches, charming high street, and friendly community. The town is a haven for outdoor enthusiasts too, offering various activities. It has a yacht club, a rugby club, tennis courts, a swimming pool and sports centre, and a luxury spa situated at the Marine Hotel. The town is home to all your essential amenities and highly regarded schools, with private schooling available at Compass in Haddington, Loretto in Musselburgh, and in Edinburgh. Nearby Dirleton

boasts a rich history, with its iconic castle and beautifully maintained gardens drawing visitors from near and far. Gullane, on the other hand, has further amenities, a spectacular beach, and some lovely restaurants too. Adding to Archerfield's impeccable reputation, golf aficionados are perfectly placed for some of the finest golf courses in East Lothian, with several world-class clubs in easy reach, including Archerfield Links and Muirfield Golf Club. Beyond the allure of golf, the estate enjoys easy access to countryside strolls and sublime sandy beaches that capture the imagination. The John Muir Way offers further walking opportunities too. Excellent transport links ensure the estate remains well-connected to the bustling city of Edinburgh and beyond. The nearby North Berwick railway station provides regular services to Edinburgh Waverley, allowing residents to reach the capital in just over 30 minutes. Additionally, the A1 motorway and local roads make commuting by car convenient and efficient. Archerfield Estate is more than just a place to live; it is a lifestyle.



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