

DUNLUCE

CRAIGIELAW PARK, ABERLADY, EAST LoTHIAN





DUNLUCE

Exceptional house overlooking Kilspindie and Craighelaw golf courses with the Firth of Forth beyond.

Spacious kitchen with large island, seating area with wood burner and bi-fold doors to patio | Triple aspect sitting room with open fire | TV room with gas fire
Home office with fitted oak shelving | Dining room
Principal bedroom with en suite and access to balcony
4 further bedrooms (1 en suite) and family bathroom

Wraparound garden with stone boundary wall
Driveway and triple garage with accommodation above

Wonderful golf and coastal views

Private gated development

EPC C

Freehold

Council Tax band - H

DESCRIPTION

Dunluce sits at the end of Craighielaw Park in a generously sized private plot. To the front of the house is a large driveway with parking and access to the garage. The front door is on the south side of the house and opens into a vestibule with cloakroom. Beyond is a spacious hallway with doors which open into the main reception rooms on the ground floor. The triple aspect sitting room is accessed through double doors and the views are spectacular. As well as an open fire there is a bay window through which the views can be fully appreciated. Also facing the golf course is the dining room and home office, which each have double doors to the garden. The study is fitted with a range of bespoke oak shelving and cabinetry (by Ogilvies of Haddington) with an electric standing / sitting desk. Across the hallway is a TV room with gas fire and Bose surround sound speakers.

The kitchen extension was added in 2015 and is a wonderful space with part double height ceiling. The kitchen, from Smallbone of Devizes, features a large island with a single piece granite work top and appliances from Miele which include a gas wok burner, induction hob and electric grill, all with extraction above. The cabinetry on the west side of the room hosts a steam oven, two fan ovens, microwave and two warming drawers and there is also a pantry. Off the island is an extendable table and a drinks bar adjacent. The seating area has plenty of space for entertaining and there is a wood burning stove and surround sound Bose speakers. A bank of triple glazed Solarlux bi-folding doors allow light in and the views to be enjoyed. During the warmer months these doors fold right back to allow for indoor / outdoor living. Also off the kitchen is a bespoke oak wine cellar which was designed, crafted and fitted by Ogilvies of Haddington and is capable of holding 800 bottles. The ground floor accommodation is completed with a utility room where there is a WC and back door.

All of the bedroom accommodation is located on the first floor. The principal bedroom has golf course views and an en suite as well as access to a balcony overlooking the course. There are a further four bedrooms off the landing (one en suite) and a family bathroom. There is spacious attic above which could be converted to create additional accommodation, subject to obtaining local council consents.





LOCATION

Dunluce is set in a gated community of 14 houses which overlook Craigielaw and Kilspindie golf courses. Dunluce is set at the northern end of the loop and has an utterly stunning outlook over the 9th fairway of Kilspindie and beyond to the Firth of Forth.

There are nine further houses in a separate gated cluster. The Craigielaw clubhouse has a bar, restaurant and bedrooms as well as a pro shop. In addition to the 18 hole championship golf course there is a 6 hole short course, a driving range and a Titleist fitting centre. Craigielaw has an active junior membership and has produced some successful amateur and professional golfers. Craigielaw is in the heart of Gosford Estate. The estate office is in the buildings just beyond the clubhouse.

There is woodland with footpaths to the south and a beach and nature reserve on the coastline to the north. Gosford House with its magnificent walled grounds is just to the west and there is a farm shop with butchery. Craigielaw forms part of East Lothian's Golf Coast with many other fine links golf courses close by. Kilspindie adjoins Craigielaw, and Luffness and Gullane golf courses are across the bay. Muirfield, which is an Open Championship course, is on the far side of Gullane with Archerfield and Renaissance also nearby. Gullane and Renaissance have both hosted the Scottish Open in recent years.

The conservation village of Aberlady is just behind the 17th tee. Aberlady Bay was the first local nature reserve in Britain and the headquarters of the Scottish Ornithologists Club is in the village. The village has a primary school, Margiotta store, the Grace of India restaurant and the new Leddie hotel and restaurant which is due to open soon.

Private schooling is at Loretto in Musselburgh, the Compass School in Haddington and Belhaven in Dunbar. Haddington provides a wider range of shops and services. The property is accessible to Edinburgh (where there is a wider choice of private schools) via the A1 or by train from Longniddry.

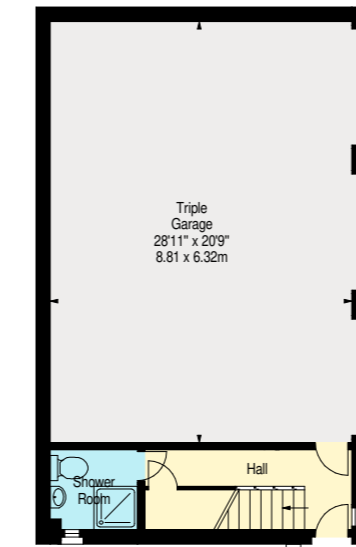




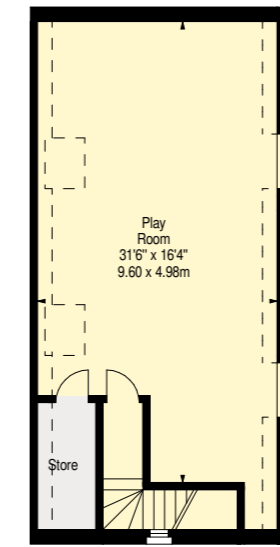
GARDENS & GROUNDS

The garden at Dunluce wraps around the house along with a path. On the north and west side of the garden is a large area of lawn and well stocked border to one side with a stone wall to the other. In front of the kitchen is a flat patio where outdoor dining can be enjoyed. The sunsets from here are superb year round. Beyond the patio is an enclosed child / dog friendly area with access to the back door. In the corner of the garden is a stile with access to the golf course and beach beyond. To the front of the house is a driveway and there is access to the triple garage from here. The doors are electric and remotely controlled. Above the garage is a large room which could be utilised as a children's games room or further accommodation. There is a shower room on the ground floor by the entrance with a WC.



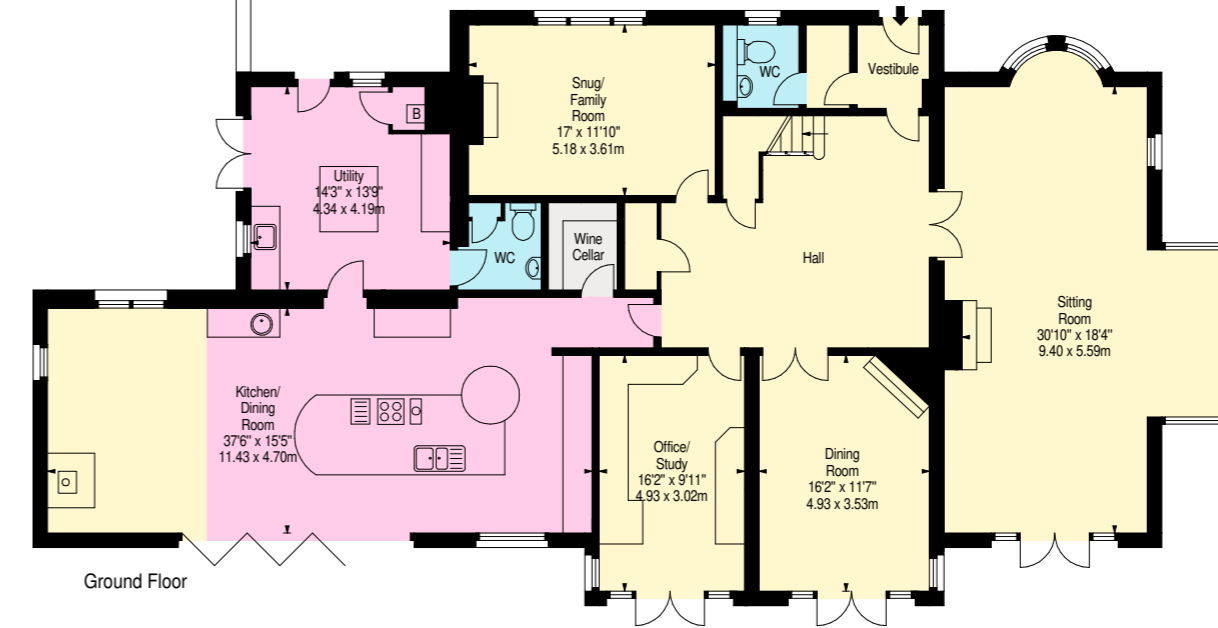


Ground Floor

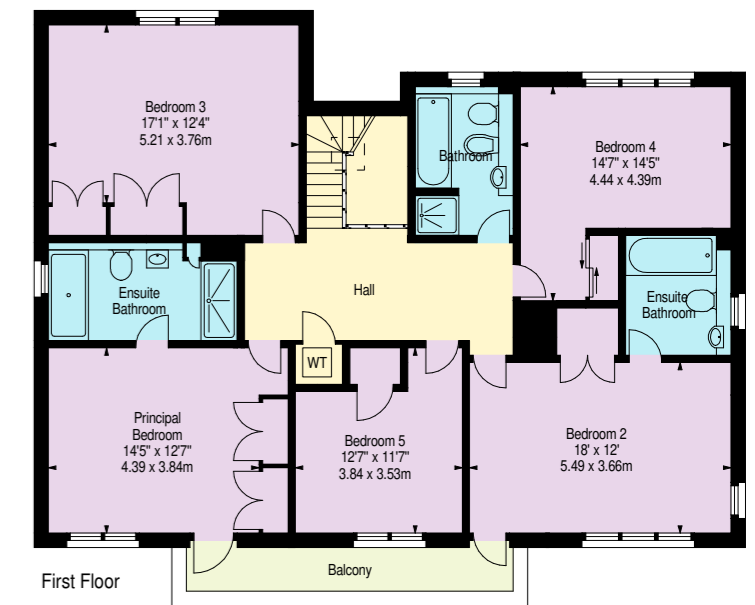


First Floor

Approximate Gross Internal Floor Area
Main House = 364.45 sq m / 3,923 sq ft
Outbuilding = 121.98 sq m / 1,313 sq ft



Ground Floor



First Floor



SERVICES

Mains water, gas, electricity and drainage. Central heating provided by gas fired boiler.

LOCAL AUTHORITY

East Lothian Council.

FIXTURES & FITTINGS

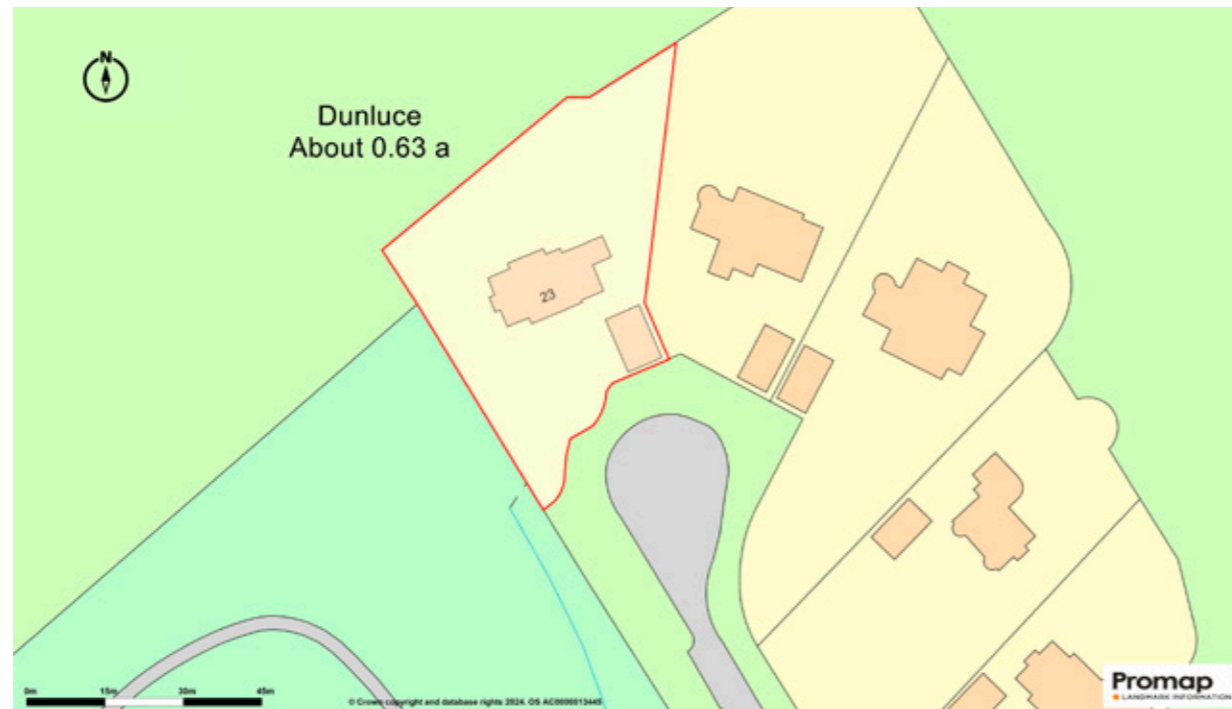
Fitted floor coverings, integrated appliances and light fittings are to be included within the sale. Curtains may be available by separate negotiation.

SOLICITORS

Turcan Connell. Princes Exchange. 1 Earl Grey Street. Tel: 0131 228 8111.

FACTORING

Trinity Factors look after common areas. The yearly fee is currently £650.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2024. Photographs and videos dated May 2024.

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SERVITUDE RIGHTS, BURDENS AND WAYLEAVES

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

OFFERS

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

DEPOSIT

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

VIEWING

Strictly by appointment with Savills - 0131 247 3738 or Knight Frank - 0131 222 9600



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