



# 21 Castlemains Gardens

DIRLETON, NORTH BERWICK, EH39 5EU

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Located within an exclusive residential development in the highly desirable East Lothian village of Dirleton, this superb four-bedroom detached property by MNM Developments has been completed to an exceptional standard, offering elegant and contemporary family living in a peaceful setting.

A bright and welcoming entrance vestibule leads into an elegantly decorated hallway, setting the tone for the home. From here, the impressive triple-aspect sitting room including a south-east-aspect to the front and French doors to the rear is immediately appealing. Finished with engineered oak flooring and a calm neutral décor, the space feels both relaxed and refined, with generous proportions allowing for a range of furniture layouts, including dining if desired.

Opposite, the stylish dual-aspect dining kitchen spans the length of the property. Its bespoke design features sleek white gloss, handleless cabinetry paired with polished stone worktops and an eye-catching acrylic splashback. A central island with breakfast bar enhances both functionality and sociability, while high-spec integrated SIEMENS appliances include an eye-level oven, grill/microwave, warming tray and hob.

A practical utility room provides additional storage and direct access to the rear garden, while a convenient ground floor WC completes the downstairs accommodation.



On the spacious first floor lies the principal double bedroom boasting a sizeable layout, plentiful natural light, built-in wardrobes and a luxurious en-suite shower room with a Laufen and Grohe hidden cistern WC and washbasin built into wall-hung vanity.

Each of the three remaining double bedrooms share access to a family bathroom mirroring the high-quality of the en-suite and featuring a hidden cistern WC, washbasin built into wall-hung vanity and bath with wall-mounted shower.

Designed to meet greener standards, the home has an A-rated environmental impact rating due to high-quality insulation, heat recovery units, energy-rated glazing as well as an air source heat pump removing the requirements for fossil fuels.

Externally, the fully enclosed rear garden has been thoughtfully landscaped, featuring a generous lawn bordered by established flowering plants. A covered seating area offers a peaceful spot for outdoor relaxation and entertaining. To the front, parking is well catered for with a private driveway and detached garage providing both convenience and additional storage.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds/shutters/curtains, integrated Siemens induction hob, double oven (one with built in microwave), warming tray, extractor, fridge-freezer, dishwasher and washing-machine will all be included in the sale.

In the garden, the gazebo, wooden arch and shed will also be included.





## PROPERTY FEATURES

- Four-bedroom detached villa
- Light-filled triple aspect sitting room
- Dual-aspect dining kitchen with utility room
- Four double bedrooms, one with en-suite
- Family bathroom and guest WC
- Enclosed landscaped rear garden
- Detached garage and driveway
- Double glazing
- Central heating/Air source heat pump
- EPC - C
- Council tax band - F
- Tenure - Freehold
- Factor fee for communal grounds - £150 per annum

## DIRLETON

Dirleton is a picturesque and highly sought-after East Lothian conservation village approx. 25 miles from Edinburgh City Centre. The village has a popular hotel and pub with further retail and dining amenities including The Bonnie Badger, The Clubhouse, and Main Course available in nearby Gullane. Five minutes away North Berwick with its spectacular beach boasts a thriving high street with an array of shops along with larger supermarkets.

For recreational opportunities, you are spoilt for choice with walks at Dirleton Castle and Gardens, on the beautiful Yellowcraigs, Gullane and North Berwick beaches or in the East Lothian countryside. There are tennis clubs in both Gullane and North Berwick, and world-renowned golf courses including Muirfield, Archerfield and The Renaissance Club (venue for the Scottish Open). North Berwick has a sports centre with a swimming pool and fitness classes as well as The Marine Hotel with a luxury spa, swimming pool and gym.

There is a local primary school, and the property is within the catchment area for North Berwick High School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh with further choices available in Edinburgh.

Both Drem and North Berwick train stations connect the village swiftly to Edinburgh. Dirleton is on major bus routes offering regular services to North Berwick/Edinburgh - in addition there are local bus services. Edinburgh's City Centre is approximately a 40-minute drive via the A1.





Castlemains Gardens,  
Dirleton,  
North Berwick,  
East Lothian, EH39 5EU



Approx. Gross Internal Area  
1622 Sq Ft - 150.68 Sq M  
Garage  
Approx. Gross Internal Area  
192 Sq Ft - 17.84 Sq M  
For identification only. Not to scale.  
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