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**9 STAIR PARK
NORTH BERWICK
EAST LoTHIAN**

This exceptional detached villa forms part of a prestigious development within East Lothian's much sought after North Berwick.

Entrance porch, reception hallway, wc/cloakroom, sitting room, family room, dining room, breakfasting room / kitchen, utility room, four double bedrooms, two en-suite shower rooms and principal bathroom.

Gas central heating and double glazing.

Large gardens, seaward views, mono block driveway and garage.

Offers Over £580,000



GENERAL DESCRIPTION

Built by Manor Kingdom circa 2004, this outstanding property provides the opportunity to purchase a substantial and beautifully presented modern family home that forms part of a prestigious and sought after development within East Lothian's highly regarded North Berwick. Internally the property boasts a high standard of specification and offers spacious accommodation which is formed over two levels. The well planned layout comprises; an entrance porch with door through to the reception hallway, the reception hallway has staircase to the upper floor and provides access to all downstairs apartments as well as the w.c./cloakroom. The sitting room has windows to the front with French doors overlooking and leading out on to the rear gardens and displays a feature fireplace. The dining room provides an ideal location for entertaining and has French doors overlooking and leading out on to the rear garden. The family room is a large versatile room with front facing windows and displays a feature fireplace. The kitchen / breakfasting room has windows and French doors overlooking and leading out on to the rear garden. The kitchen itself displays modern units with a number of appliances included in the sale price and has door through to the utility room which in turn gives access to the rear garden. The upper hall provides access to all four bedrooms, the family bathroom and is open to an attractive study area. All four bedrooms feature wardrobes and bedrooms one and two have the added advantage of en-suites. The potential exists to expand the accommodation as the property currently has consents for a conservatory and extension to the kitchen area. Externally the gardens are mainly lawn with the rear garden enjoying a good degree of privacy and features various planted sections and sun terraces. To the front a three car mono block driveway leads to the property's garage. Internal viewing is strongly recommended to fully appreciate the overall spaciousness and fine attributes of this superb family home.





SITUATION

North Berwick lies on the Firth of Forth, approximately 24 miles east of Edinburgh city centre. It has an excellent rail service to both Waverley and Haymarket stations taking approximately 35 minutes. The Edinburgh city bypass provides quick access to the M8 and M9 motorway networks. Edinburgh International Airport can be reached in 45 minutes. North Berwick, popular both as a residential area and seaside resort, is well known for its famous West Links golf course established in 1832 and, together with The Glen course, make North Berwick a golfers' paradise. The town also has a picturesque harbour and nearby is the Scottish Seabird Centre where you can view the world famous Gannet colony on the Bass Rock. There is a variety of shops and amenities which include a modern health and leisure complex with indoor swimming pool, Jacuzzi and steam room, badminton, squash and a cafe. Highly regarded schooling ranging from nursery to secondary all within walking distance. The private schools in Edinburgh are within commuting distance by road or rail. All this has established North Berwick as the premier place to live in East Lothian.

ACCOMMODATION

(All Sizes Approximate)

ENTRANCE PORCH

The property is gained via a glass panelled door with further door leading through to the reception hallway.

RECEPTION HALLWAY

Spacious hall with central staircase to the upper level. Under stair storage cupboard with light housing the electrics. Single radiator. Ceiling coving, two ceiling lights and a smoke alarm. Single radiator. Hardwood oak flooring. Double doors with glazed panels open in to the sitting room.

WC/CLOAKROOM

10'01" x 3'04" 3.10m x 1.03m

Lit and ventilated by an obscured glass window to the front. White suite comprising:- wall mounted wash hand basin with mixer tap and Mosaic tiled splashback, low level wc with concealed cistern. Single radiator. Deep display area. Extractor fan. Recessed downlighting. Hardwood oak flooring.





SITTING ROOM

21'03" x 14'00" 6.54m x 4.31m

American oak double doors with glazed panels open in to this charming room which enjoys a dual aspect. There are two windows to the front with display sills and roller blinds. To the rear, French doors open directly on to the rear garden. Most attractive mantel and surround incorporating a gas coal Living Flame fire. Two double radiators. Television and telephone points. Ceiling coving and centre light.

DINING ROOM

13'04" x 11'04" 4.10m x 3.49m

The dining room, also with American oak double doors, is a comfortable well proportioned room with French doors to the garden. Deep glazed side panels to the French doors with display sills. Additional window on the south elevation. Double radiator. Ceiling coving and centre light. Hardwood oak floor covering.

FAMILY ROOM

19'02" x 18'00" 5.90m x 5.54m

Four windows to the front enjoying the sea views. Roller blinds. Light mantel and surround with granite inlay and hearth, recessed Living Flame gas coal fire. Two single radiators. Television and telephone points. Ceiling coving and two ceiling lights. Hardwood oak flooring.

KITCHEN / BREAKFAST ROOM

15'08" x 13'04" 4.82m x 4.10m

This is a warm welcoming family kitchen full of natural light with a full length window looking directly north down to the sea, French doors to the garden and a further window to the rear. Roller blinds. Fully fitted with cherry wood veneered wall and base units, complementary work surfaces with concealed overlighting and mosaic tiled splashbacks. Stainless steel sink unit with left hand drainer, vegetable bowl and mixer tap. Integral Siemens appliances include a fridge/freezer and a dishwasher. The cooking bay has a mosaic tiled splashback to the four ring gas hob. Deep storage drawers below. Stainless steel chimney style cooker hood. Separate built-in double oven and grill. Breakfast bar with seating for four. Television and telephone points. Most attractive Italian floor tiling with ragged edging. Ceiling coving and recessed downlighting. Access to the utility room is on the north/east elevation.

UTILITY ROOM

9'05" x 4'09" 2.90m x 1.46m

This room has window and glass panelled door on to the rear garden. The room features modern units, worktop





UPPER HALL / STUDY

Bright galleried hall with study area within the box bay windows, complimented by fitted seating units, you can enjoy the views which overlook the sea toward the Fife coast. Additional window also enjoying the views. Fitted adjustable book shelving. Large shelved airing cupboard with light, housing the Combi gas central heating boiler. Single radiator. Smoke alarm. Ceiling coving and two ceiling lights. Access to the attic providing additional storage.

BEDROOM 1

12'09" x 12'05" 3.92m x 3.82m

Two windows to the front with sea views. 'His' and 'Her' double fitted wardrobes. Single radiator. Dressing mirror. Television and telephone points. Ceiling coving and centre light. Door to shower room on the south elevation.

MASTER EN-SUITE

8'05" x 4'09" 2.59m x 1.46m

(excluding depth of the shower)

Lit and ventilated by an obscured glass window with roller blind. White suite comprising:- fitted vanity surround incorporating the wash hand basin with mixer tap, low level wc with concealed cistern and storage facility. Surrounding tiling to dado height. Fully tiled double shower with mains power shower fitment, Showerlux screen door with fixed side panel. Single radiator. Vanity mirror and shaver point. Extractor fan and two recessed downlights. Mosaic floor tiling.

BEDROOM 2

12'01" x 9'07" 3.72m x 2.95m

This room overlooks the rear garden and beyond to the sea and Berwick Law. Window with roller blind. Double fitted wardrobe. Dressing mirror. Single radiator. Ceiling coving and centre light. Access to the en-suite shower room is on the north elevation.

EN-SUITE 2

6'01" x 4'11" 1.87m x 1.51m (excluding depth of the shower)

Lit and ventilated by an obscured glass window with roller blind. Fitted vanity unit incorporating white wash hand basin and mixer tap, storage facility and low level wc with concealed cistern. Vanity mirror and shaver point. Fully tiled shower unit with mains chrome fitment and Showerlux screen door. The walls are tiled to dado height. Single radiator and extractor fan. Recessed downlighting. Mosaic tiling to the floor.

BEDROOM 3

12'00" x 10'08" 3.69m x 3.28m (overall)

Window to the rear looking down to the Forth and the Bass Rock, then round on the south side to Berwick Law. Roller blind. Double fitted wardrobe. Single radiator. Dressing mirror. Ceiling coving and centre light.

BEDROOM 4

10'08" x 8'09" 3.28m x 2.69m

This room has a window to the front enjoying the sea views. Roller blind. Fitted wardrobe. Ceiling coving and centre light.

BATHROOM

7'09" x 7'04" 2.38m x 2.27m (excluding depth of shower)

Lit and ventilated by an obscured glass window with roller blind. White suite comprising:- corner bath with mixer tap, fitted vanity unit incorporating the wash hand basin which has a mixer tap. Low level wc with concealed cistern. In addition there is a fully tiled double shower unit with chrome mains shower fitment, Showerlux screen door and side panel. Vanity mirror and shaver point. Double radiator. Extractor fan and recessed downlighting. Mosaic floor tiling.

HEATING

The property has a system of gas central heating. A new boiler was fitted in 2009.

DOUBLE GLAZING

The property is double glazed.

GARDENS

The gardens to both front and rear are landscaped and extremely well maintained. To the front an open garden mainly laid to lawn with decorative well stocked borders, To the rear the garden is fully enclosed providing a safe environment for children. There is a large paved patio overlooking a decorative border with surrounding well stocked colourful borders Additional patios taking full advantage of the morning, afternoon and evening sun and incorporating a barbecue area. Timber garden shed. External water and lighting.



GARAGE

Detached single garage on the south west elevation of the house with up and over door, power and light. Overhead storage.

ENTRY

By Arrangement

VIEWING

By appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Offers Over £580,000

NOTES OF SALE

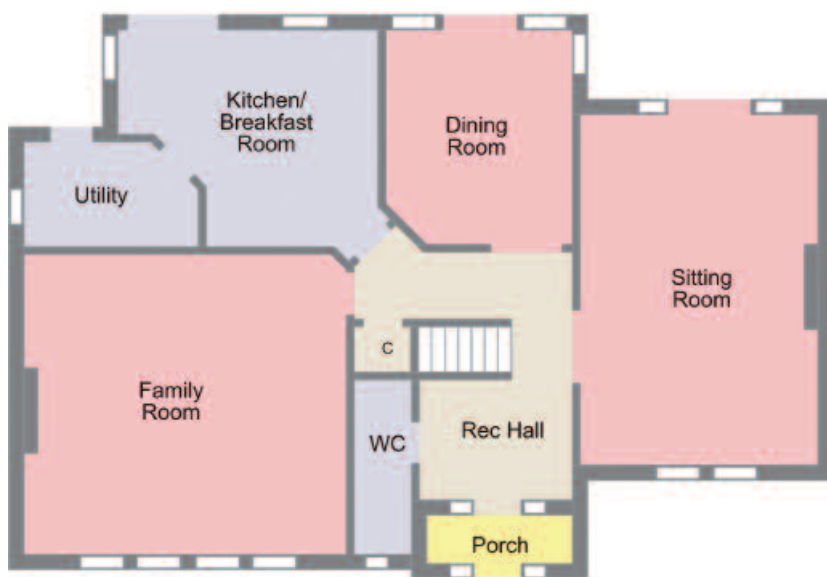
All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

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First Floor Plan



Ground Floor Plan

Schematic Diagram only - Not to scale



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