

COULTERS[©]

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YELLOWCRAIG HOUSE, 45 THE VILLAGE

ARCHERFIELD, DIRLETON, EAST LoTHIAN, EH39 5HT

6 BED

6 BATH

3 PUBLIC



TAKE A LOOK INSIDE

Yellowcraig House is an exceptional six bedroom detached house set within approximately 1 acre of extensive gardens and grounds in a peaceful and private position within the highly sought-after Archerfield Estate, with access to world-class golf courses and the beautiful coastline and Yellowcraig Beach nearby.

Substantial and of solid construction, the house offers exceptionally generous and free-flowing accommodation arranged over three floors. Finished to a high standard throughout, the property combines impressive reception space with flexible bedroom accommodation, making it ideally suited to modern family living and entertaining. Features include underfloor heating throughout and a substantial detached triple garage block with spacious two-bedroom ancillary accommodation above.

Accommodation comprises in brief:

Ground floor: entrance vestibule opening into a broad central reception hall with a feature staircase rising to the upper floors. The principal reception rooms are arranged to either side and include an impressive sitting room with a central fireplace and French doors opening directly onto the garden, and a particularly spacious dining/living room, which is open to the substantial kitchen/breakfast room with a central island and French

KEY FEATURES



Exceptional 6 bedroom detached house on large plot



Triple garage with 2 bedroom annexe above



Excellent free flowing accommodation with underfloor



Impressive master bedroom suite overlooking rear garden



Approx. 1 acre of grounds and woodland



Sought after location close to coast and golf courses



EPC Rating - D



Council Tax Band - H



doors opening to the garden, creating an excellent space for everyday family life and entertaining. An adjoining utility room provides further practical accommodation. Also on the ground floor is a generous double bedroom with an en suite shower room, offering excellent flexibility as a guest bedroom or additional reception space.

First floor: an impressive principal bedroom suite comprising a large double bedroom with a double height vaulted ceiling, French doors to a Juliet balcony, a separate dressing room and a spacious en suite bathroom. There are three further generous double bedrooms on this floor, all with their own en suite bath or shower rooms.





MORE INFORMATION

Second floor: a further generous double bedroom with an en suite bathroom, together with a large adjoining store room. This floor provides particularly flexible accommodation and could be well suited to older children, guests or as a more private bedroom suite.

Annexe/garage: close to the main house is a substantial detached triple garage block providing excellent garaging and storage. Above the garage is a spacious two bedroom self-contained annexe with en suite shower rooms, and an exceptionally spacious open-plan living/dining room/kitchen. The accommodation has separately metered services and its own entrance, making it ideal for guests, extended family or staff.

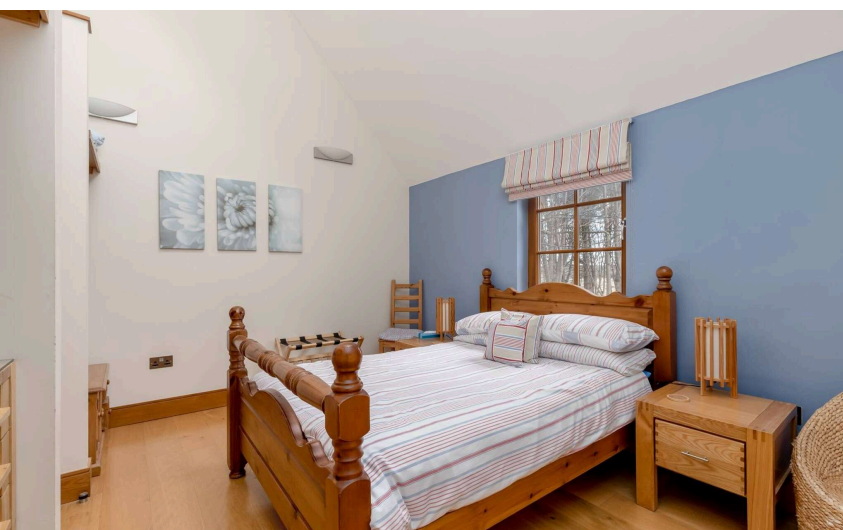
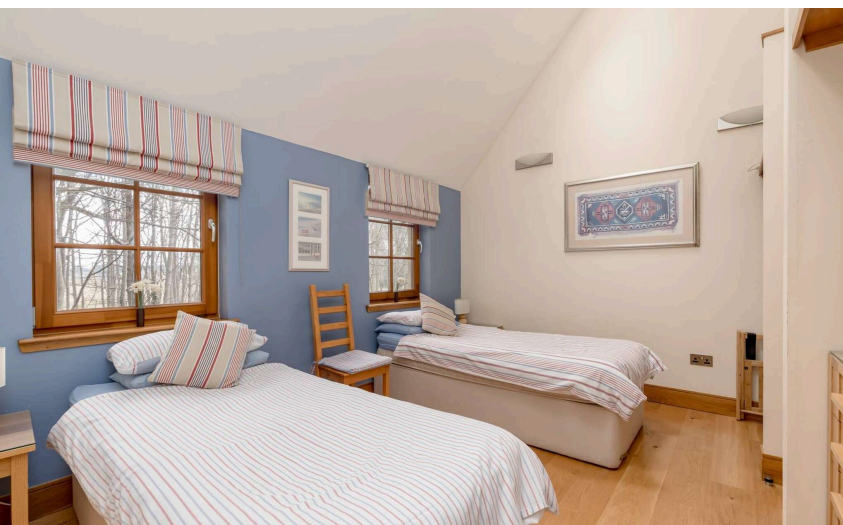
Outside

Yellowcraig House occupies an unusually large plot extending to approximately 1 acre and enjoys a particularly peaceful and private position at the eastern end of this exclusive development.

The extensive gardens and grounds are a particular feature of the property, with sweeping lawns, areas of mature woodland and generous space surrounding the house. The size and maturity of the grounds provide an excellent sense of privacy and seclusion, while offering extensive space for outdoor entertaining and family recreation.

There is a gate from the garden directly on to the footpath that leads to Yellowcraig Beach.









There is ample off-street parking in addition to the triple garage, while the property's position within Archerfield places it within easy reach of Yellowcraig Beach and some of Scotland's finest golf courses.

THE LOCAL AREA

Nestled between the enchanting conservation village of Dirleton and the picturesque village of Gullane, the Archerfield Estate is an exclusive gem in the heart of East Lothian. It offers both serenity and convenience, with North Berwick's fantastic amenities and train station all easily reached. 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, The Renaissance Club and Muirfield Golf Club to name but a few. Beyond the allure of golf, the estate enjoys easy access to countryside strolls and sublime sandy beaches that capture the imagination. 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.

Extras

All curtains, blinds, light fittings, integrated appliances and white goods are included in the sale

Factoring Fees

The estate is managed by Archerfield Estate for which a quarterly fee of £556.31 is payable.

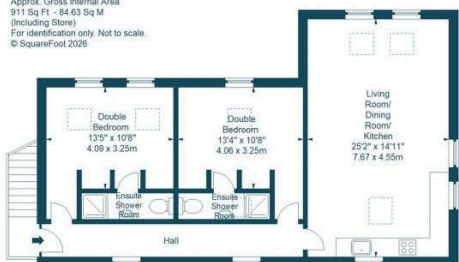


HOME REPORT VALUATION: £1,550,000

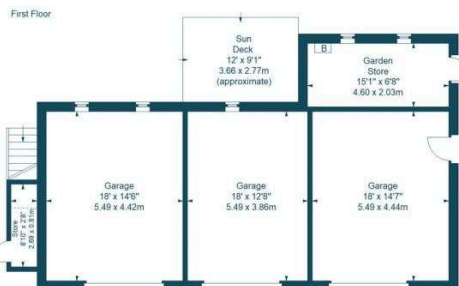
**Yellowcraig House,
The Village,
Dirleton,
North Berwick, EH39 5HT**



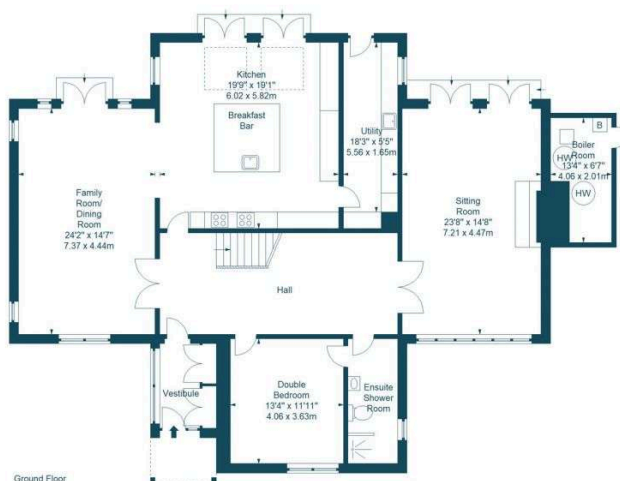
Approx. Gross Internal Area
3688 Sq Ft - 362.12 Sq M
Boiler Room
Approx. Gross Internal Area
86 Sq Ft - 7.99 Sq M
Guest House
Approx. Gross Internal Area
886 Sq Ft - 81.75 Sq M
Garages
Approx. Gross Internal Area
911 Sq Ft - 84.63 Sq M
(Including Store)
For identification only. Not to scale.
© SquareFoot 2020



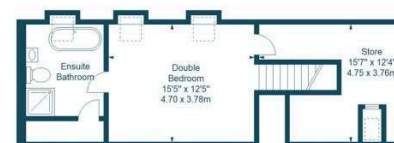
First Floor



Ground Floor



Ground Floor



Second Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.