



2 IBRIS PLACE,  
NORTH BERWICK EH39 4DF

OFFERS AROUND  
£699,000



CONNELL & CONNELL *WS*  
SOLICITORS AND ESTATE AGENTS

# STUNNING DETACHED EXECUTIVE HOME

- Stunning detached executive home, one of eight traditionally built and unique houses built to an exceptionally high standard in a mature setting offering spacious family accommodation.
- Reception hall, large sitting room, large dining room and study.
- Breakfasting kitchen with utility room off and French windows to garden.
- Master bedroom suite with dressing area and en-suite spa-bathroom with separate double shower.
- 4 additional double bedrooms, 1 en-suite.
- 1 family bathroom, 1 family shower room, WC.
- Large detached double garage and gated driveway with space for four cars.
- Attractive gardens with mature cherry trees, secure front gate with video entry phone system.
- By appointment only call 01620 890423.

This is an exceptional and beautifully presented detached family home, set on a large corner plot, part of an exclusive executive development built in a mature setting in 2004. North Berwick, judged by Beautiful Scotland to be Scotland's most beautiful town in 2009, is an affluent, highly desirable town on the East Lothian coast with an attractive harbour as well as fine beaches and is dominated by the volcanic outcrop of Berwick Law. The property is within easy walking distance of the train station, beach and the West Links Golf Course.

North Berwick is one of the most sought after towns in the County and has a vibrant local community with a busy high street with a wide range of local shops, bars, cafes and restaurants. There are Tesco and Co-op supermarkets on the outskirts. Schooling is well catered for with an excellent primary school and well regarded High School with strong rugby tradition, both of which are within easy walking distance of the property. Private schooling is available at the Compass School in Haddington, Loretto School in Musselburgh and in Edinburgh. North Berwick has two challenging golf courses, one of which, The West Links Course, is a qualifying course for The Open and both Muirfield and Archerfield Links are located within five minutes drive from the property. North Berwick also boasts a Yacht Club, Rugby Club, Tennis Club and a well-equipped sports centre with swimming pool. Private Health Spas are available at the Marine Hotel (within easy walking distance of the property) and Whitekirk Golf and Country Club. There are many fine walks both on the surrounding coastline and inland on the Lammermuir Hills.

Edinburgh can be reached in about 45 minutes by car and a regular train service to Edinburgh Waverley takes 30 minutes.

The property has been constructed to an exceptionally high standard with Canadian oak finishes throughout, Smeg appliances and fine attention to detail. The main living rooms and first floor bedrooms have unusually high ceilings for a modern house, which in combination with windows on all sides, give the living spaces a bright airy feeling. A multi-room TV system and NACOSS approved alarm system (incorporating smoke detectors and fire alarm) have been installed, and the property benefits from gas central heating and double glazing throughout.

## DETAILED ACCOMMODATION

### Vestibule:

Entry vestibule with space for hanging coats. Laminate flooring.

### Reception Hall:

Telephone point. Radiator. Cornice. Oak laminate flooring.

### Living Room: 6.48m x 4.10m [21'3" x 13'6"] excl. bays:

Spacious sitting room. Entered through double Canadian oak glazed doors. Bay windows to the rear and side of the property. Feature fireplace with rosewood mantle piece with marble surround and hearth, housing a remote control living-flame gas fire. Cornice. TV point Master telephone socket. Two radiators. Oak laminate flooring.

### Dining Room: 5.16m x 3.19m [16'11" x 10'6"]:

Large dining room entered through double Canadian oak glazed doors from the hall. French doors leading to the rear garden. Cornice. Radiator. Oak laminate flooring.

### Breakfasting Kitchen: 6.43m x 2.96m [21'1" x 9'9"]: at max.:

Lovely bright family kitchen with two windows to the side and French doors to the front garden. Fully fitted Moores kitchen with integrated Smeg appliances, including a 5 ring gas hob, double oven, dishwasher and fridge. Sink with extendable hose / spray mixer tap, waste disposal unit and drainer. Tiled splash back. Video Entry phone screen and handset for the front gate. Cornice. TV point, Telephone point. Two radiators. Tiled floor.

### Utility Room: 2.94m x 1.99m [9'7" x 6'6"]:

Matching Moores wall and floor units, with integrated Smeg washing machine and Smeg freezer. Sink and drainer. Space for hanging coats. Window to rear. Tiled floor. Back door.

### Study: 3.22m x 1.9m [10'7" x 6'3"]: at max.:

Windows to the front and side of the house. Cornice. Radiator. Laminate flooring Telephone point. The property also has a 2nd telephone line the master telephone point for which is located in the study.





#### Cloakroom/WC:

White two-piece suite. Opaque window to the front. Extractor fan. Radiator. Laminate flooring.

Carpeted stairs with Canadian oak banisters leading to the first floor landing with two large windows to the front and a snug/seating/office area:

#### Master Bedroom suite:

**Bedroom:** 5.44m x 3.89m [17'10" x 12'9"] at max:

Bright and well proportioned bedroom with large corner window to the front and side. Dressing area with ample fitted wardrobes and a window to the rear of the property. Radiator.TV point. Telephone point. Carpet.

**En-suite bathroom:** 3.0m x 1.96m [9'10" x 6'5"]:

Separate double shower cubicle, Villeroy and Boch spa bath, inset basin with storage, and WC. Shaver point. Partly tiled. Opaque windows to the side. Radiator. Tiled floor.

**Bedroom 2:** 3.33m x 3.29m [10'11" x 10'9"]:

Good sized second bedroom with built in wardrobe. Window to the rear. Radiator. TV point. Telephone point. Carpet.

**En-suite shower room:** 2.94m x 1.76m [9'8" x 5'9"]:

Double shower cubicle, inset basin with storage, and WC. Shaver point. Opaque window to the rear. Part tiled. Radiator. Tiled floor.

**Bedroom 3:** 3.16m x 2.92m [10'4" x 9'7"]:

Window to the front. Carpet. Telephone point. TV point Radiator.

**Family bathroom:** 2.15m x 2.08m [7'1" x 6'10"]:

White three-piece Villeroy and Boch suite, comprising bath, inset basin with storage, and WC. Part tiled. Extractor fan. Radiator. Tiled floor.

Carpeted stairs with Canadian oak banisters, with a window to the side, leading to landing/snug, currently used as a TV area, with a window to the front. Radiator . TV point. Access to floored attic storage area.

**Bedroom 4:** 6.45m x 3.10m [21'2" x 10'2"] at max:

Four large Fakro windows to the rear with fitted blackout blinds. Fitted wardrobes. Coombed ceiling. Two radiators. TV point. Telephone point. Carpet.

**Bedroom 5:** 6.61m x 3.12m [21'8" x 10'3"] at max:

French doors to balcony overlooking front garden. Window to side. Fitted wardrobe. Coombed ceiling. Two radiators. TV point. Telephone point. Carpet.

**Shower Room:** 3.07m x 1.67m [10'1" x 5'5"] at max.:

Separate shower cubicle, inset basin with storage and WC. Part tiled. Fakro window with fitted blind to rear. Coombed ceiling. Radiator. Tiled floor.

#### External:

**Large detached double garage:** 6.2m x 6.1m [20'3" x 20'0"]:

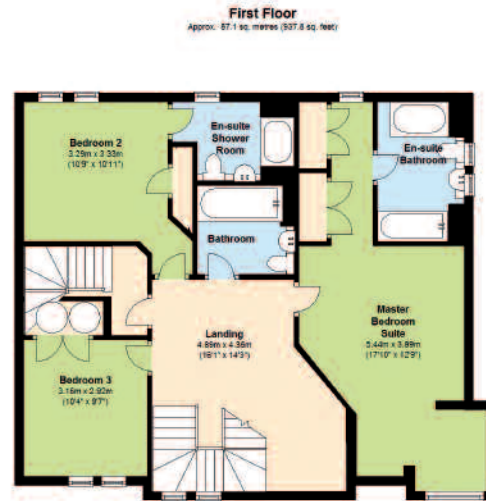
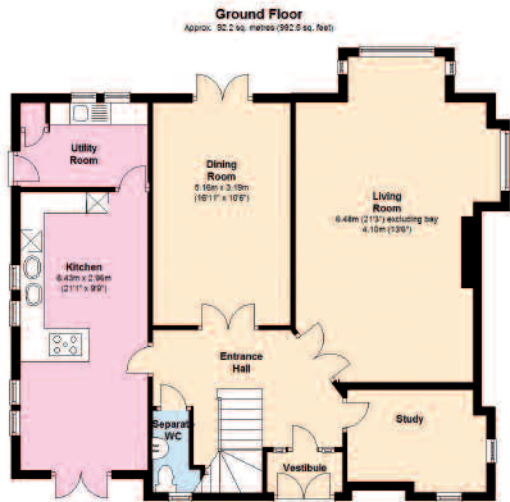
Power light and water. Remote control up-and-over door. Access from back garden. Additional eaves storage. Parking for up to four cars on the private driveway.

Secure front gate with video entry phone system.

There is garden to the front, side and rear of the property, with mature cherry trees, rose hedge, beds and lawn. There is a large patio area to the rear and a beautiful raised bed to the rear and side.







Photographs and floor plan by J Murdoch Photographic Co. Ltd. 07850 092123

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Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale. The property is to be sold as seen.