



**Dandara, Barley Brae, Plot 60 The Oak Sunroom, Hobens Drive, North Berwick, EH39 5GZ**

Impressive, Unique & Beautifully Designed, Four Bedroom, Detached Home with Gardens & Integral Garage

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# Property Description

Impressive, unique and beautifully designed, four-bedroom, detached home with sunroom and integral garage. Ideally located, in a charming coastal town, set in the modern residential area of Barley Brae, North Berwick. Comprises an entrance hall, lounge, open-plan kitchen/dining/sunroom, four double bedrooms, two en-suite shower rooms, a family-size bathroom, a utility room and a ground-floor WC.

Unexpectedly Available! The homes at Barley Brae are designed for modern living and come complete with quality fitted kitchens with integrated appliances and luxurious contemporary bathrooms as standard. Flooring package available for reservation made by 31.10.22.

Further features include double glazing, TV and telephone points, a Sky master point in the lounge with Sky Multi-room in the master bedroom, and superb storage provision. The Oak with Sunroom is part of an exclusive development, offering an integral garage, well-kept private gardens and communal grounds.

A welcoming entrance hall affords access to the public rooms and a convenient WC and under-stair store cupboard. A generously sized front-facing lounge with double-glazed doors opening into a superb open-plan kitchen/dining and sunroom, with bi-fold doors providing direct access to the rear garden. A choice of fully fitted contemporary kitchens by top German manufacturers is available to choose from, along with stone worktops, integrated appliances, and stainless steel sinks with a chrome mixer tap. A separate utility room with a side door is set off the kitchen.

On the first floor, the master bedroom includes fitted wardrobes and an en-suite with a double shower unit; bedroom two also benefits from an en-suite shower room and fitted wardrobes; whilst two further double bedrooms are set to opposite aspects, similarly well-sized. Completing the accommodation, a family-sized bathroom includes a white porcelain three-piece suite with a separate thermostatically controlled shower enclosure, wall-mounted basins, concealed cistern, a heated chrome towel rail, built-in storage and a choice of quality wall tiles from a pre-selected range; whilst the en-suites will have a similar finish available.

Materials within the advert have been supplied by Dandara Homes.

PLEASE NOTE: Images are for illustration only, please consult the on-site development sales manager for plot-specific finishes.

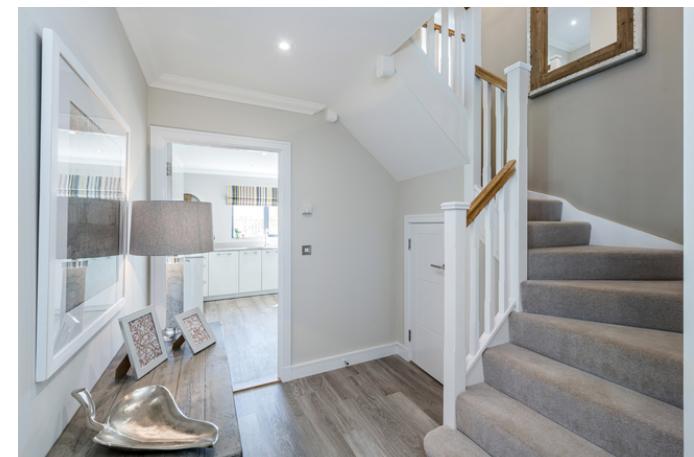


# Area Description

Stunning homes in a beautiful, well-connected seaside town. Barley Brae offers a very special kind of living, set in the charming coastal town of North Berwick, with plentiful amenities and stunning sea views but also superbly located. These stylish homes are situated less than a 10-minute drive from the town centre, but you won't have to travel far to take care of your everyday essentials with a Tesco little more than a 5-minute walk away, and an Aldi around a 10-minute walk or 2-minute drive; whilst the bustling town centre offers a wide range of shops, pubs, restaurants and cafés. For leisure and pleasure, there is much to enjoy, from walks on the scenic West Bay Beach to

a relaxing round at nearby Glen Golf Club and wildlife watching at the Scottish Seabird Centre. The town has both a highly-regarded secondary school and primary education facilities, with North Berwick Nursery School, Law Primary School and North Berwick High School around a 5-minute drive away. Commuters can pick up the A198 or B1347, and A1 trunk roads for journeys to Edinburgh in around 47 minutes, while North Berwick train station offers services to the capital in around 30 minutes.





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