



Welcome To
CASTLE MAINS

Charming countryside and vibrant city living combined.



A place
for your
family to
grow.

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Your Future Begins Here

Unlock the door to your dream home.

Castlemains is a residential development in the beautiful village of Dirleton. Situated just one mile outside the vibrant seaside town of North Berwick, these gorgeous, modern 3 to 5 bedroom homes create the perfect family home.

The area boasts stunning scenery, great choice of amenities and schools perfect for family life. Only a 30 minute drive from Edinburgh, you can enjoy the best of city and country life.

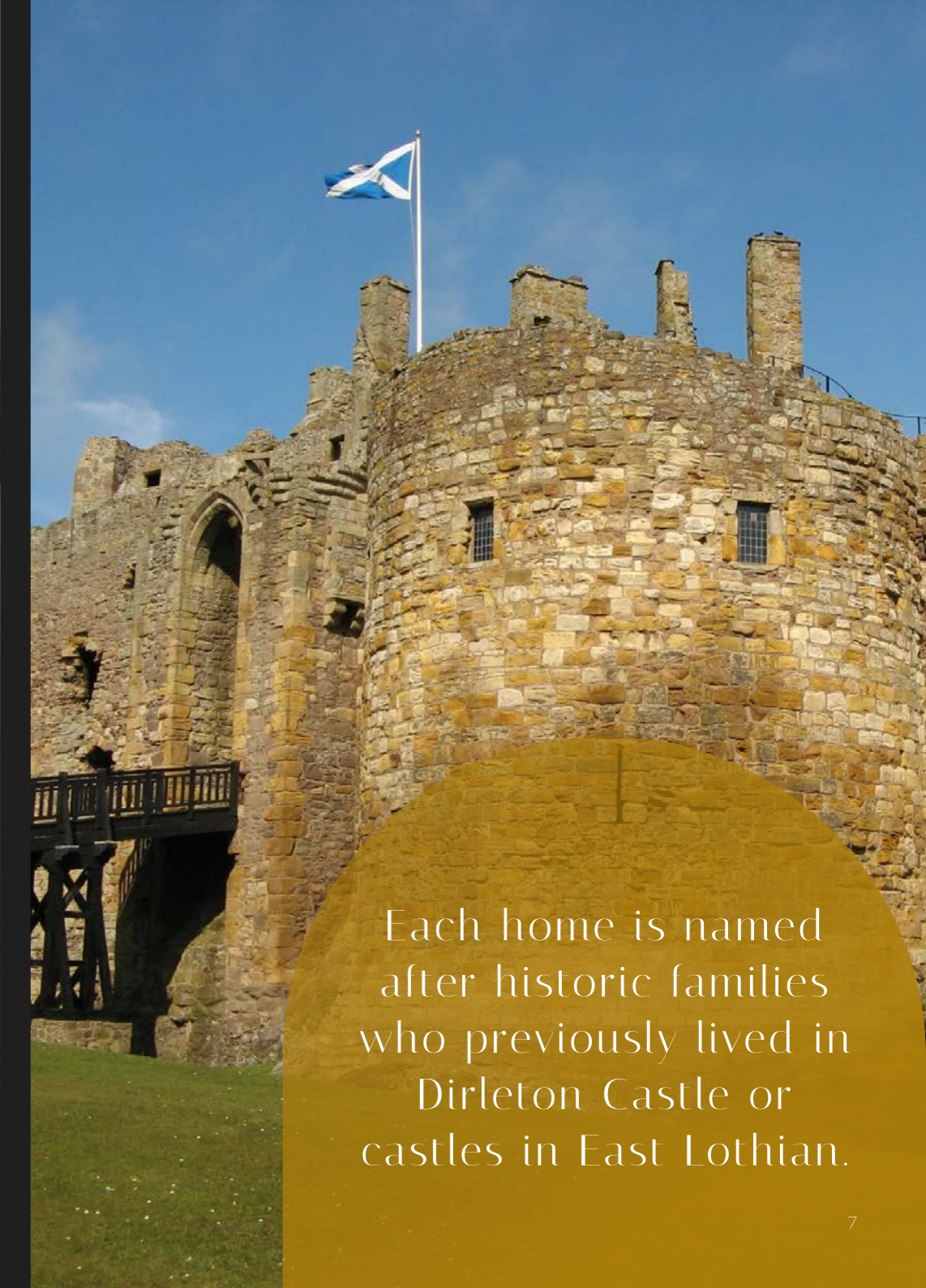


Location

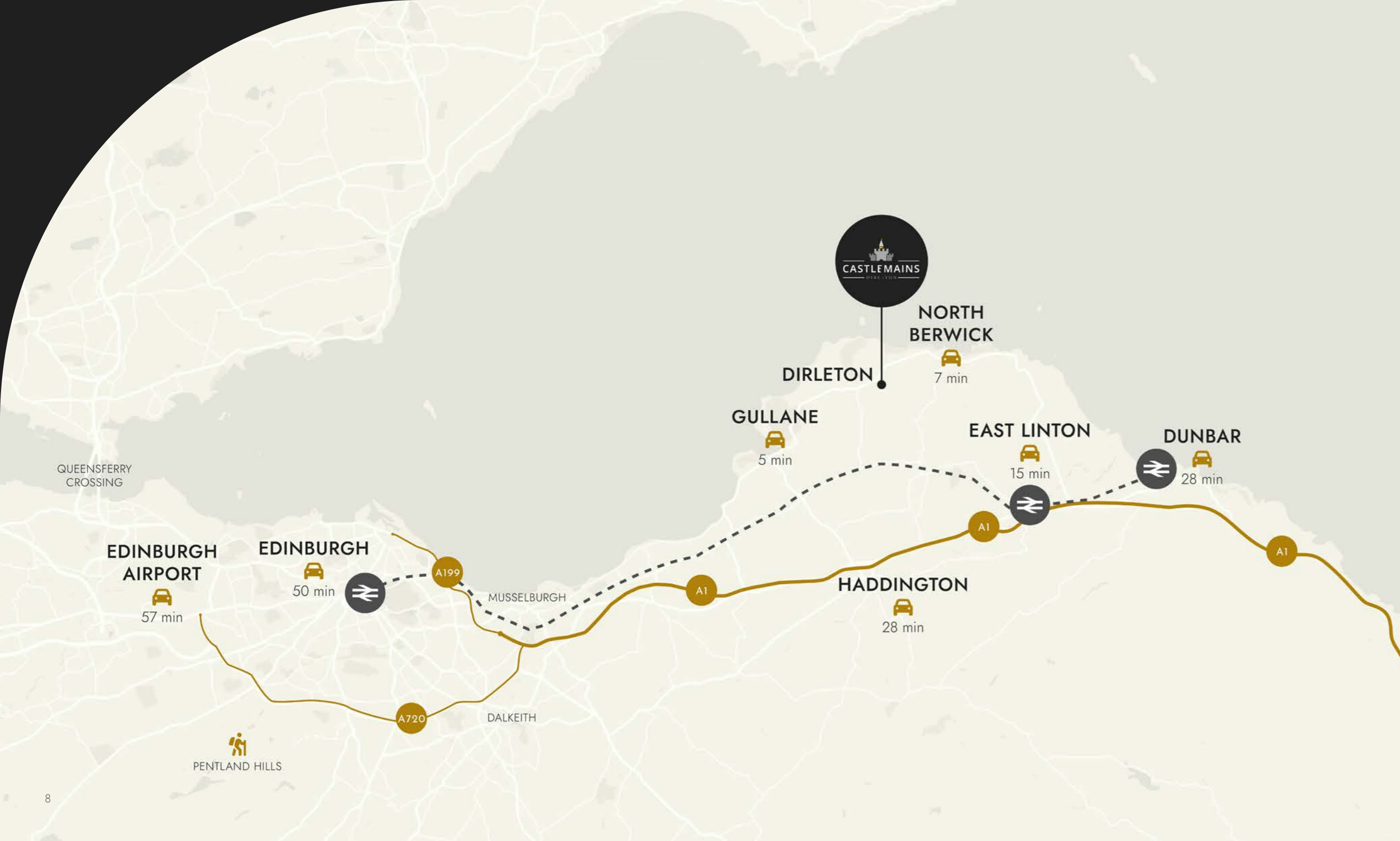
Picturesque village in the heart of Scotland.

Dirleton is one of the prettiest of East Lothian's conservation villages and offers the best of both rural and coastal living, within 30 mins drive from Edinburgh city centre and only one mile outside the vibrant seaside towns of North Berwick and Gullane.

The village is home to the historic Dirleton Castle, a well-preserved medieval fortress, one of Scotland's oldest surviving strongholds. The 13th-century fortress was for 400 years a magnificent fortified residence to three successive noble families, the de Vauxs, Haliburtons and Ruthvens.



Each home is named after historic families who previously lived in Dirleton Castle or castles in East Lothian.



Connectivity

Whilst being one of the most beautiful rural spots, Dirleton is located only 50-minute drive from Edinburgh city centre.

Located in close proximity to North Berwick, Dunbar, Haddington and Edinburgh, CastleMains is a perfect place if you want to lead a peaceful country life while enjoying the vibrant energy of nearby cities.

Experience Castlemains

Designed with community in mind.

What makes Castlemains unique is that it's been designed with community in mind. Which means you can enjoy all the activities and amenities of the coast and countryside while at the same time being part of a community.

All around the area you will come across many activities for all ages such as horseback riding tours, boat trips, bike tours... and so much more.

One of the great features of Dirleton is the peaceful scenery and gardens. In the spring, the village green and verges come alive with crocus and daffodils, with plenty of spreading trees around the green to provide autumn colour and dramatic winter shapes.

There are also a number of beautiful local gardens regularly open to the public, which are well worth a visit.



A place for everyone

The very best of rural and coastal living for the whole family.



Being located on the Golf Coast, Dirleton is blessed with some of the top courses in the UK on its doorstep including the current Scottish Open venue, The Renaissance Club. Other courses within a 10 minutes drive include Archerfield, Gullane, Muirfield, Luffness and North Berwick.



For children, there is a big variety of activities and outings. From sports coaching, to arts and crafts centres, museums, farm parks, sea bird centre as well as many other leisure activities.



As a small village, Dirleton is very fortunate to have two inns with restaurant facilities that are popular with locals and visitors alike. From The Castle Inn to more formal dining at The Open Arms. Many other restaurants/bars are easily accessible in Gullane and North Berwick including Tom Kitchin's The Bonnie Badger.



Dirleton is surrounded by many high quality schools and is home to Dirleton Primary School. The closest secondary school, North Berwick High, is considered as one of the best state schools in Scotland. There are other independent schools within the area including Compass School in Haddington and Loretto located in Musselburgh.



The spectacular Yellowcraig Beach is only a short walk from the development and is one of the many fantastic beaches along the coastline, ideal for walking the dog or having a picnic.



The Walled Garden at Archerfield is also a great place to spend an afternoon with the family. Situated within the Archerfield Estate it has a host of activities ranging from gardens to walk around, food market, cafe and fairy trail.



Dirleton is lucky to have so much local produce, close to farm shops, markets and cafes. So you'll be sure to pick up great quality food for the whole family to enjoy. It's also not far from supermarkets like Tesco and Aldi in North Berwick and Co-op Food in Gullane.

The Development

Homes built with care.

Natural light flows through the property thanks to the large windows and vaulted ceilings, creating spacious and contemporary rooms.

The open plan designer German kitchen, dining and living area, as well as the spacious private gardens

create the perfect family space. The comfortable bedrooms feature fitted designer wardrobes, with all of the principal bedrooms including an ensuite bathroom for that extra space to unwind in. Every house also includes a driveway with space for 2 cars, and a good sized garage.







A brighter future awaits

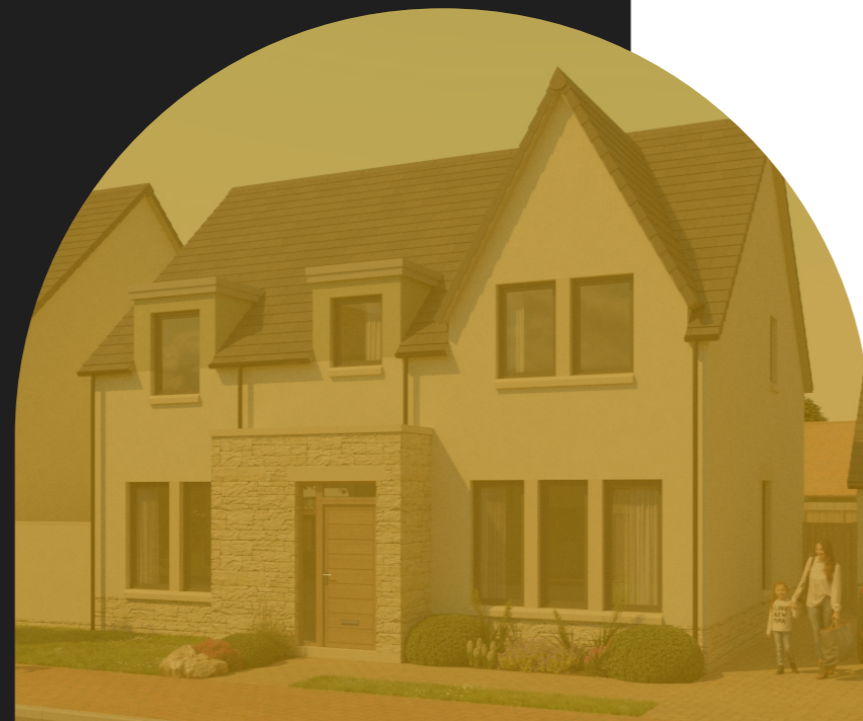
Sustainability at the core of Castlemains.

All properties have been designed to meet greener standards and are A rated energy efficient 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.

Our Houses

Carefully designed living spaces

The care and attention that has been put into this development really sets Castlemains apart. There are 9 unique layouts, each of them with their own character and modern family living in mind.



Site overview

Name	Bed	Plot
The Haliburton (HTE)	4	12, 13, 14
The Nisbet (HTB semi)	4	17
The De Veaux (HTA semi)	3	20

The Haliburton

Plots: 12, 13, 14

4 Bedroom

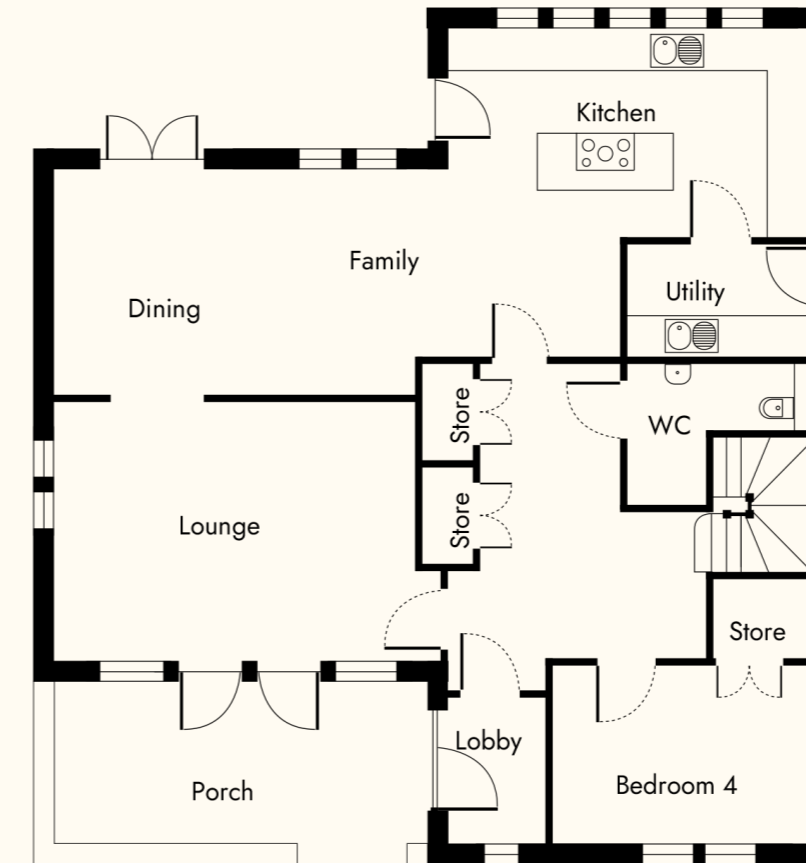
Total GIA 213.32 sq m (2271 fsq t)

Ground Floor

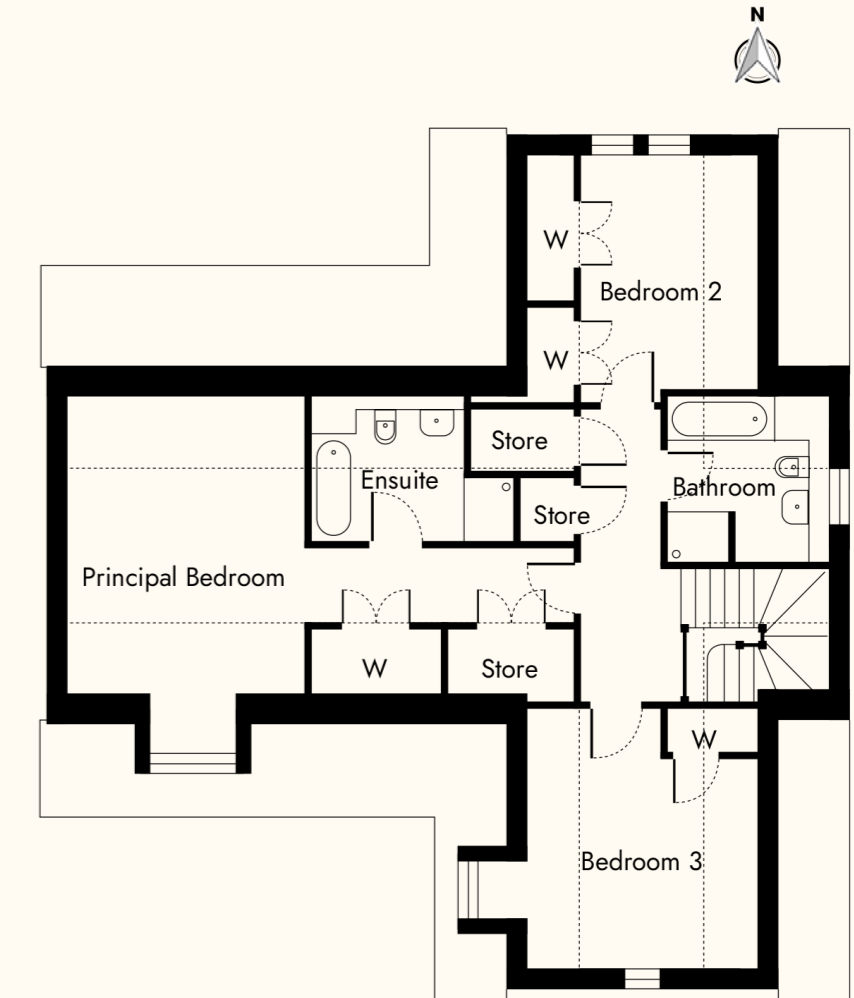
ROOM	METRIC	IMPERIAL
Kitchen	5.74 x 5.14	18'10" x 16'10"
Family	3.10 x 3.55	10'2" x 11'8"
Dining	3.20 x 3.55	10'6" x 11'8"
Lounge	5.74 x 4.08	18'10" x 13'5"
Bedroom 4	4.10 x 2.79	13'5" x 9'2"
Utility	2.90 x 1.71	9'6" x 5'7"
WC	2.64 x 2.07	8'8" x 6'9"

First Floor

ROOM	METRIC	IMPERIAL
Principal Bedroom	3.78 x 5.86	12'5" x 19'3"
Ensuite	3.23 x 2.11	10'7" x 6'11"
Bedroom 2	2.77 x 3.57	9'1" x 11'9"
Bedroom 3	3.57 x 4.25	11'9" x 13'11"
Bathroom	2.47 x 2.61	8'1" x 8'7"



Ground Floor



First Floor

All room dimensions are correct at time of publication but are subject to change due to construction issues as work progresses.

The Nisbet

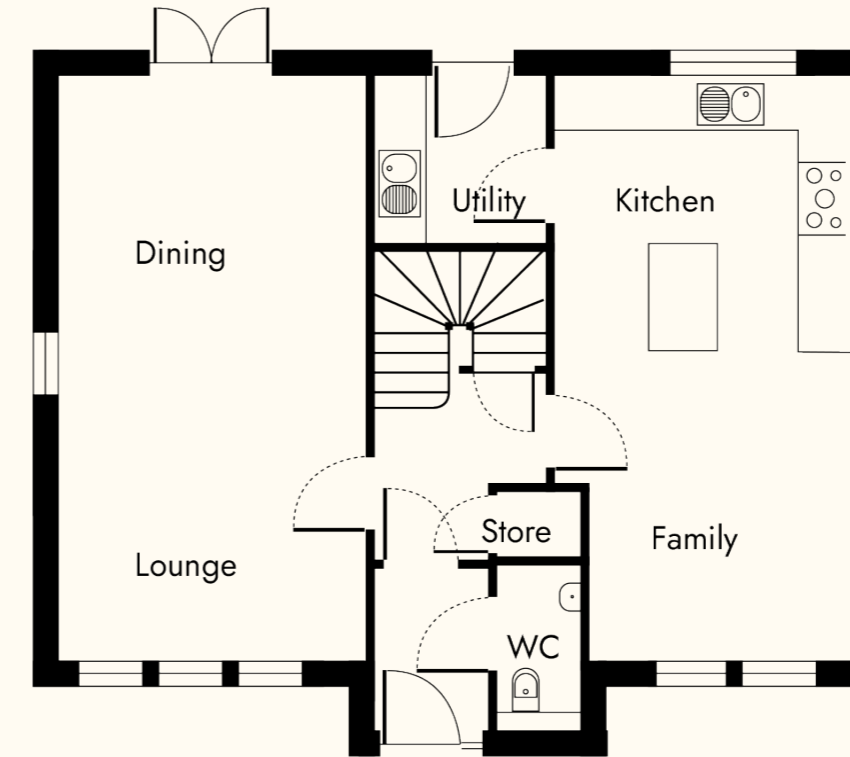
Plot: 17
 4 Bedroom
 Total GIA 147.91 sq m (1601 sq ft)

Ground Floor

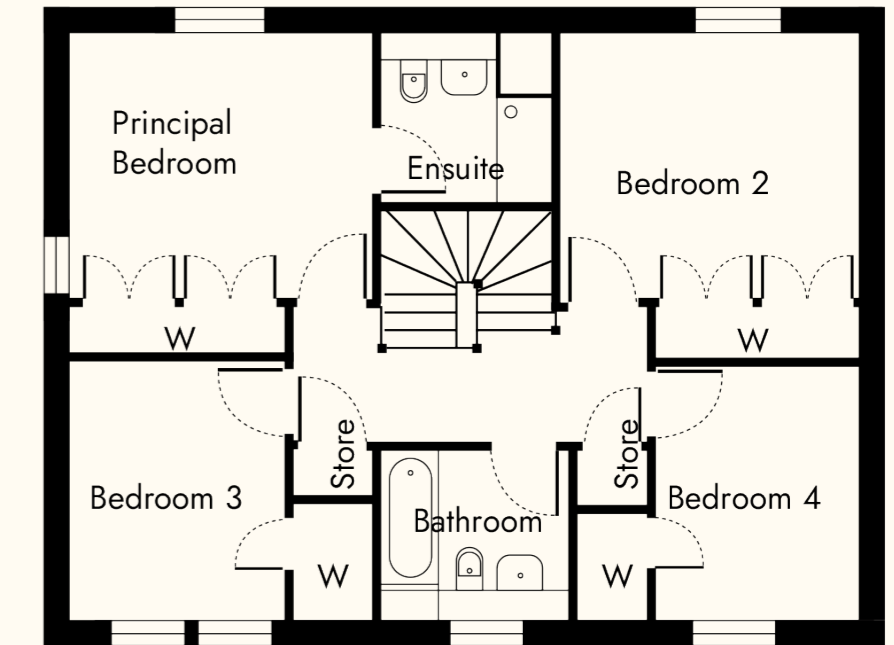
ROOM	METRIC	IMPERIAL
Kitchen	3.75 x 3.96	12'4" x 13'0"
Family	3.32 x 3.36	10'11" x 11'0"
Lounge	3.81 x 4.56	12'6" x 15'0"
Dining	3.81 x 2.75	12'6" x 9'0"
Utility	2.16 x 2.05	7'1" x 6'9"
WC	1.07 x 1.82	3'6" x 6'0"

First Floor

ROOM	METRIC	IMPERIAL
Principal Bedroom	3.81 x 3.30	12'6" x 10'10"
Ensuite	2.21 x 1.80	7'3" x 5'11"
Bedroom 2	3.75 x 3.32	12'4" x 10'11"
Bedroom 3	2.69 x 3.21	8'10" x 10'6"
Bedroom 4	2.58 x 3.19	8'6" x 10'6"
Bathroom	2.39 x 1.84	7'10" x 6'0"



Ground Floor



First Floor



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The De Vaux

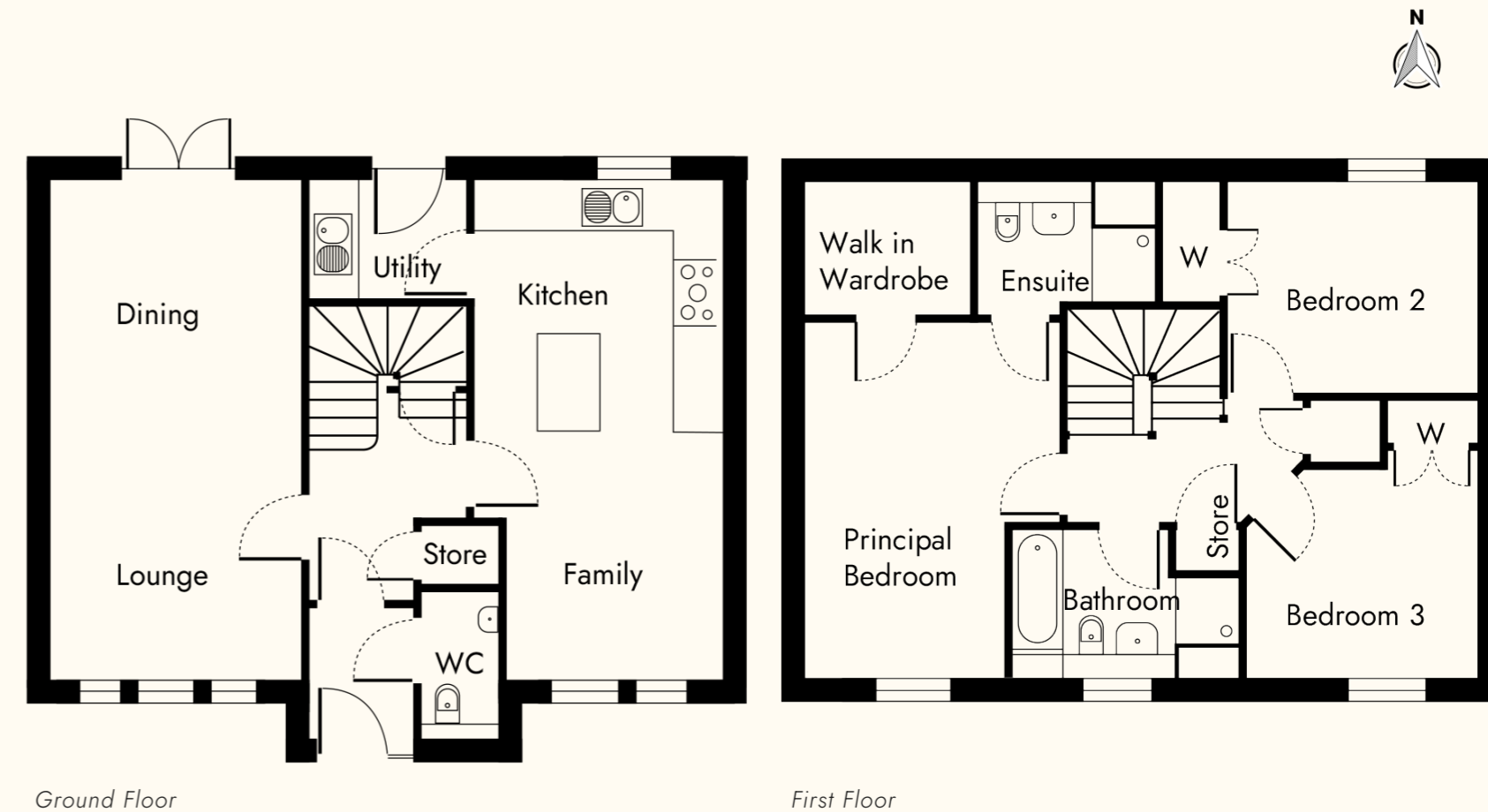
Plot: 20
 3 Bedroom
 Total GIA 130.44 sq m (1396 sq ft)

Ground Floor

ROOM	METRIC	IMPERIAL
Kitchen	3.41 x 3.51	11'5" x 11'6"
Family	2.98 x 3.36	9'9" x 11'6"
Lounge	3.47 x 4.56	11'5" x 15'0"
Dining	3.47 x 2.30	11'5" x 7'7"
Utility	2.16 x 1.60	7'1" x 5'3"
WC	1.07 x 1.82	3'6" x 6'0"

First Floor

ROOM	METRIC	IMPERIAL
Principal Bedroom	2.75 x 4.92	9'0" x 16'2"
Ensuite	2.46 x 1.64	8'1" x 5'5"
Bedroom 2	3.41 x 2.90	11'2" x 9'6"
Bedroom 3	3.17 x 2.86	10'5" x 9'5"
Bathroom	3.18 x 1.85	10'5" x 6'1"



Ground Floor

First Floor

All room dimensions are correct at time of publication but are subject to change due to construction issues as work progresses.



Specification

KITCHEN *

- Bespoke Schuller German kitchen individually designed by Riddle & Coghill.
- Silestone kitchen worktops.
- A range of high-quality Siemens integrated appliances.
- Integrated Siemens fridge/freezer.
- Integrated Siemens dishwasher.
- Siemens 5 ring touch control induction hob.
- 1 undermount bowl stainless steel sink
- Bowl stainless steel sink in utility (SUBJECT TO DESIGN).

* UPGRADES AVAILABLE

DECORATION

- White emulsion finish in internal walls & ceiling.
- Satin white finish to skirtings and facings.
- Stair balustrade finished in white with pre-finished oak handrail

BATHROOMS & EN SUITES

- White Sanitary ware by Laufen, complemented with Hans Grohe taps and fittings.
- Shower enclosures, with white stone shower trays and Hans Grohe shower valves and heads.
- Hans Grohe exposed Thermostatic bath mixer with handheld shower.
- Black towel warmers to bathroom and en-suite (SUBJECT TO DESIGN).
- Laufen vanity units (SUBJECT TO DESIGN)
- Choice of wall & floor tiles by Porcelanosa at bath, shower, and floor areas.

DOORS & WINDOWS

- Energy efficient pre-finished entrance doors to front and rear.
- Contemporary pre-finished white laddered internal pass doors with black ironmongery.
- Highly efficient double-glazed timber windows prefinished in anthracite grey externally & White internals.

LIGHTING/ELECTRICAL

- Energy efficient down lights to hall, kitchen, bathrooms, and en-suites.
- Energy efficient pendant lighting to bedrooms and living spaces.
- External energy efficient lighting fitted at entrance doors (SUBJECT TO DESIGN).
- Structured cabling for BT to all principal rooms. (Wired for Sky, dish not included).
- White profile double sockets with integrated USB points in kitchen and bedrooms (SUBJECT TO DESIGN).
- Doorbell and chime entry to houses with additional intruder alarm.
- Mains wired (with battery backup) smoke detectors and carbon dioxide detectors throughout.
- Vent Axia MVHR heat recovery system.

WARDROBES

- Individually designed with pre-finished white doors with hanging rails and drawer unit (unless specified).
- Walk in Wardrobes in Selected House Types.

PLUMBING AND HEATING

- Central heating provided by a high efficiency air source heat pump with radiators.
- Underfloor heating to ground floor & Electric to en-suites.

EXTERNAL

- Up and over fully retractable garage doors.
- Monoblock driveway for 2 vehicles (Selected plots).
- Front garden turfed with a boundary hedge and gate (subject to approved landscaping drawing).
- Rear garden fully topsoiled and rotovated with paved area as standard with a 1.8m boundary fence.
- External double socket and cold-water tap (SUBJECT TO DESIGN).

WARRANTIES

- All properties benefit from 10-year Premier Guarantee Warranties.



Contact Us

SELLING AGENT

**SIMPSON
& MARWICK**

Call: 0131 297 6013

Email: castlemains@simpsonmarwick.com

Visit: www.simpsonmarwick.com

SELLING AGENT

 **RETTIE**

Call: 0131 243 3858

Email: newhomes@rettie.co.uk

Visit: www.rettie.co.uk

THE DEVELOPER


MNM DEVELOPMENTS

Call: 0131 297 6013

Email: info@mnmdev.co.uk

Visit: www.mnmdev.co.uk