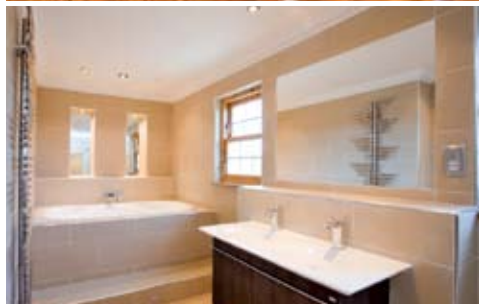


# Experience the EXTRAORDINARY

WITH THE 'ROOSEVELT CLASSIC' at THE VILLAGE, ARCHERFIELD, EAST LOTHIAN



Situated within a truly exclusive gated estate affording maximum privacy and space a short distance from Edinburgh, the luxurious 'Roosevelt Classic' is a timeless but contemporary home for today's discerning buyer.

Designed to fully exploit expansive views and tranquil surroundings, the property combines state-of-the-art technology with natural beauty, world class materials and exceptional craftsmanship.

The separate 'Lodge', above the triple garage, overlooks a weed and maintenance free driveway finished in traditional cobblestone styling reminiscent of old Edinburgh and completes the courtyard feel behind the 1.8 metre walling and remote electric controlled gates.

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Finalist Luxury Home of the Year 2008.

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- ▣ Extensive application of Oak throughout the entire home
- ▣ Magnificent glass balustrade viewing gallery ideal for elevated parties.
- ▣ Underfloor heating and fashionable polished chrome radiators and towel rails.
- ▣ Expandable module Home Intelligent system for a 21st century lifestyle.
- ▣ Polished chrome ironmongery throughout all areas.
- ▣ Individually designed bespoke kitchens and bathrooms to an impeccable standard.
- ▣ Terraces, hard-standings and driveway finished in the highly durable, maintenance free 'PatternPave'.

**FIXED PRICE £1,420,000**

5 bedrooms, 6 reception, 4 bathrooms, 2 cloak rooms and the superb 'Lodge' which offers multiple options & choices.

**View the web site for our other two homes and the availability of the last outstanding plot in the new village.**

Call **Karen Longyear** on **07900 680 809** for appointment to view.



Further details call Harriet Simpson

**0131 220 4160**

