



5 Abbots Row

Coldingham, TD14 5NU



Beautifully Positioned With A Direct Outlook To Coldingham Priory From The Rear, 5 Abbots Row Is A Particularly Smart, Fully Upgraded Three Bedroom Family Home

Entrance Hall, Lounge, Breakfasting Kitchen, Bathroom And Three Double Bedrooms. Gardens And Private Parking. Double Glazing. Oil Central Heating



Positioned within a quiet and established cul de sac, 5 Abbots Row boasts a magnificent view to the rear with direct outlooks over Coldingham Priory. This semi detached home has been smartly upgraded and modernised by the present owners to include contemporary kitchen and bathroom fittings plus tasteful decor throughout. The outside areas have also been very well considered with the creation of off street parking and a cleverly landscaped garden complete with a decked BBQ terrace and timber summerhouse. Coldingham is a very sought after coastal village which is renowned for its blue flag beach and this property presents a rare and exciting opportunity for those seeking a family home in the village.

LOCATION

Coldingham is a historic Borders village on Scotland's southeast coastline. The village has great local amenities and facilities with a primary school, play-park, community hall, post office, doctor surgery and Coldingham Priory which is steeped in history. The fantastic 'Blue Flag' Coldingham Beach is also a lovely all year round local attraction for surfers and holiday makers. A short distance north is the village of St. Abbs where there is a wonderful Nature Reserve and Bird Sanctuary. The cliff top walk from Coldingham to St. Abbs is simply stunning and is highly recommended. The area also has some of the best diving in the UK and attracts divers from all over the world. A short distance away is the fishing town of Eyemouth which has a modern high school and 18-hole golf course.

HIGHLIGHTS

- Direct views over Coldingham Priory
- Smartly upgraded interior
- Cleverly landscaped garden
- Off street parking
- BBQ Terrace and studio/summerhouse
- Ideal family home

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Breakfasting Kitchen, Bathroom and Three Double Bedrooms

ACCOMMODATION

The property benefits from good proportions throughout with the lounge also boasting triple windows over the front garden and a feature fireplace with electric fire. Making the most of the superb views, the kitchen at the rear is tastefully fitted with a great range of high gloss units complete with tiled splash backs and ample worktop space. With ample space to one end for every day dining this room has an external door connecting directly to the gardens beyond. The contemporary bathroom has been well planned and smartly finished with a white three piece suite and fully tiled walls.

The upper floor hosts three bright and airy double bedrooms, each with useful built in storage with further storage available off the landing.

EXTERNAL

To the front lies a neat area of lawn with picket fence surround and off street parking to the side. The rear garden has been well planned to incorporate grassed sections and gravelled beds. A paved path meanders down to the bottom of the garden where you will find a sunken paved patio, raised BBQ decked terrace with adjoining timber summerhouse/bar.

SERVICES

Mains water, electricity and drainage. Double glazing. Oil central heating

ENERGY EFFICIENCY

Rating D

COUNCIL TAX

Band B

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £155,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.