



# Glenlea, Tower Road

Ayton





This substantial detached dwelling is peacefully located on a quiet lane towards the edge of the village. Occupying a sizeable plot, the property offers well-tended walled gardens, generous room proportions and some scope for general modernisation



Occupying a pleasant corner position on Tower Road, a quiet leafy lane towards the edge of the village, Glenlea is a substantial detached period home. As you would expect from a property of this nature, the internal proportions are generous and offer a choice of living spaces plus the option of up to four double bedrooms. Glenlea offers an excellent opportunity for those seeking a forever family home in a desirable village setting, with exciting opportunities for a purchaser to upgrade certain elements to their own specification. The corner position of Glenlea allows for a sizeable garden area which extends to three sides and incorporates a particularly private walled garden to the rear, productive vegetable garden and private off street parking to the side.

### LOCATION

Ayton is a small traditional Borders village which benefits from a good selection of local amenities, while the local primary school has a very good reputation, as does Eyemouth High School which is only a couple of miles away. The beautiful Baronial red sandstone Ayton Castle sits proudly in its well-tended grounds and is open to the public during the summer months, while the local pub and bowling club are perfect for socialising with the local community. The village has excellent access to the A1 and lies within a few miles of Reston train station which allows easy commuting to Edinburgh to the north and Newcastle to the south, while direct bus routes to Eyemouth, Duns and Berwick-upon-Tweed, with its mainline railway station, provide great public transportation links.

### HIGHLIGHTS

- Substantial detached period home
- Private village position
- Rear walled garden
- Generous internal proportions
- Scope for cosmetic upgrading

### ACCOMMODATION SUMMARY

Entrance Vestibule, Hall, Lounge, Dining Room, Dining Kitchen, Utility Room/Wash Room, WC, Four Double Bedrooms and Bathroom

### ACCOMMODATION

The well planned internal layout is perfectly suited to family life; the two principal living spaces lie to either side of the main hallway – the living room features a lovely bay window over the front gardens with the dining room enjoying a similar aspect, both rooms also benefit from open coal fires. The family dining kitchen extends to the rear with a pleasant aspect over the walled garden; having been modernised in recent years it offers a good range of classic cream units with a good amount of worktop space and ample room for every day dining. From the kitchen a door leads to the utility room/wash room with further store off and external door to the gardens. One of the four double bedrooms is located on the ground floor, also with a pleasant garden aspect, lying conveniently next door to the downstairs WC. The turned staircase features a large rear window which allows floors of a natural light on to the landing and a lovely outlook to the gardens. Off the landing there are three generous double bedrooms, the master benefiting from a large bay window and extensive built in storage. All are served by the family bathroom to the rear, with further built in storage available off the landing.

### EXTERNAL

The gardens extend to the front, side and rear. Lovingly cared for and well established with a great selection of plantings. The rear garden has a walled surround and excellent levels of privacy whilst the area to the side houses a large and very productive vegetable plot. Off street parking provides space for multiple vehicles and the front garden is nearly presented with lawn, central path and low stone wall and wrought iron railings.

### SERVICES

Mains services. Solid fuel central heating

### COUNCIL TAX

Band E

### ENERGY EFFICIENCY

Rating F

### 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £350,000 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](mailto: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.





