



Red Lion Apartment

Offers Over £135,000

Ayton



A Lofty Penthouse Style Apartment Forming Part Of A Particularly Attractive C Listed Converted Stone Building; An Excellent Low Maintenance Residence Or Weekend Home.

Communal Stairs, Entrance Hall, Open Plan Lounge/Dining/Kitchen, Utility Room, Two Double Bedrooms And Bathroom.



Located in the heart of this increasingly popular Berwickshire Village, Red Lion Apartment forms the entire top floor of this highly attractive converted stone building. The lofty penthouse style apartment offers generous proportions and excellent levels of natural light which is further emphasised by the recently upgraded clean and crisp decor. The modern interior offers an impressive open plan living space which features a large rear dormer window commanding a super view of Ayton and the surrounding countryside. The low maintenance nature of this property make it an ideal prospect for those seeking a low maintenance main residence, or equally well suited as a weekend bolthole.

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

- Penthouse Style Apartment
- Converted Stone Building
- Open Plan Living
- Off Street Parking
- Excellent Main or Weekend Home

ACCOMMODATION SUMMARY

Communal Stairs, Entrance Hall, Open Plan Lounge/Dining/Kitchen, Utility Room, Two Double Bedrooms and Bathroom.

ACCOMMODATION

The particularly neat and tidy communal staircase is shared with only one other apartment. A door from the ground floor links to a shared area of courtyard garden to the rear, suitable for outdoor use, patio furniture etc. The stairs continue to the upper floor with this apartment occupying the entire floor. The main living areas boast a super open plan arrangement with a sizeable lounge/dining room and kitchen. The seating area features a large dormer window which affords a beautiful view, a modern wall mounted electric fire and plenty of room for lounging and dining. The kitchen area is nicely separated by a central partition; very well appointed with an excellent range of modern units, built in appliances and a front velux window. Further down the hallway lies a useful utility room with provision for washing machine and housing the central heating boiler.

Both bedrooms are restful doubles with good natural light and rear facing windows. On the opposite side of the hallway lies the modern and tastefully finished bathroom, complete with a four piece suite including a bath and separate shower cubicle.

EXTERNAL

To the rear of the property lies a small area of pebbled patio garden, suitable for patio furniture etc. A private parking space for one vehicle lies to the rear of the building.

SERVICES

Mains services. Double glazing. Gas central heating.

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

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 £135,000 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.