

HASTIN & S  
LEGAL



Viewfield Fishers Brae  
Coldingham, TD14 5NJ



Beautifully positioned within this highly desirable coastal village, this detached period home commands a super aspect from the rear, directly overlooking Coldingham Priory.



Set within the heart of this highly desirable coastal village, Viewfield is a particularly deceptive detached property which occupies a large, private plot. The gardens which extend to the rear of the building boast a fantastic outlook directly over Coldingham Priory with a sheltered patio seating area having been perfectly placed to make the most of this impressive and somewhat atmospheric backdrop. The property itself offers nicely proportioned accommodation, well suited to a couple or as a family home and whilst it has clearly been well maintained and looked after, there are now some exciting opportunities for a purchaser to make their own changes and add their own stamp to create a home suited to their own specifications.

#### 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 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 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

- Truly unique backdrop and view of Coldingham Priory
- A private detached home
- Large rear garden
- Ample private parking
- Scope for general upgrades and changes

#### ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Kitchen, Utility Room, Laundry/Boiler Room, Shower Room, Two Large Double Bedrooms (one with sea view) and Further Shower Room

#### ACCOMMODATION

Set side on to Fishers Brae, the property is accessed from the private driveway which extends to an area of parking to the rear of the building. This period home offers pleasant room proportions throughout; the lounge to the front with dual aspect windows affording an outlook towards the village, whilst to the rear, the dining kitchen boasts a peaceful aspect towards the rear garden. Offering good space for every day dining and currently fitted with a range of wall and base units. Extending off is a useful utility room and a modern ground floor shower room. A further boiler room/laundry room provides a useful facility with rear door to the garden. A small home office completes the ground floor accommodation; with a side window; this is a peaceful room which could offer alternative used as a single bedroom if required.

The upper floor hosts two large double bedrooms, each boasting their own impressive outlooks; the main bedroom to the front has dual aspect windows which afford a view towards Coldingham Bay whilst the bedroom

to the rear overlooks The Priory. A second shower room lies on this floor to serve the bedrooms and useful box room/ walk in closet lies off the landing

#### EXTERNAL

To the rear of the building lies a quality detached timber studio, complete with light power and water. Having been used as an art studio, it enjoys great natural light and a restful ambience; it could easily offer work from home solutions for those seeking to keep work and home life separate

Beyond the studio extends the very neat, well tended gardens. Comprising of neat lawned sections, established plantings and secure borders. A seating area has been created at the top of the garden, a secluded spot from which to enjoy the unique surroundings. The private drive with secure gated access provides parking for a number of vehicles.

#### SERVICES

Mains services. Double glazing. Oil central heating

#### COUNCIL TAX

Band D

#### ENERGY EFFICIENCY

Rating E

#### DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///finestretailingspeared](https://www.what3words.com/finestretailingspeared)

#### VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. 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 register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

#### PRICE & MARKETING POLICY

Offers over £270,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 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.