

LEGAL
HASTIN & S
Burns Cottage



Burns Cottage

Offers Over £199,950

Bogan, Coldingham, TD14 5ND



A Charming Period Home, Quietly Positioned Within This Highly Desirable Coastal Village. Offering An Excellent Opportunity For Those Seeking A Home By The Sea Or A Coastal Holiday Home



Set within a traditional terrace of former Weavers Cottages, Burns Cottage is believed to date back around 200 years. This traditional period home offers lots of charm and character alongside some more modern day comforts such as the conservatory extension to the rear and bright first floor sitting room which commands an outlook over the gardens below. Having been a much loved weekend home by the sea for the current owners, the cottage offers an obvious opportunity for those seeking the same - a perfect base from which to enjoy the many attractions that Berwickshire's East Coast has to offer. That said, the cottage is equally well suited to those looking to make Coldingham their home and with plenty of exciting opportunities for a purchaser to implement their own changes and upgrades.

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 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. Ten miles south, along the A1, is the historic walled town of Berwick-upon-Tweed with a main line train station, while Edinburgh is within easy commuting distance to the north. The new railway station at nearby Reston also offers regular connections to Edinburgh & Newcastle Upon Tyne.

HIGHLIGHTS

- Traditional Cottage in a Pretty Terrace • Highly Desirable Coastal Location • Excellent Main Residence • Well Placed Holiday Home • Private Gardens • Scope for General Upgrading

ACCOMMODATION

To either side of the small entrance hall lie both the lounge and ground floor double bedroom; both are well proportioned rooms with deep sill windows and pretty outlooks towards the terrace at the front. Towards the rear of the cottage lies a galley style kitchen, shower room and the sunny conservatory which provides a lovely dining/family room with a direct connection to the gardens beyond. The upper floor hosts a bright and airy sitting room with large dormer windows overlooking the

gardens below and a spacious double bedroom with pleasant outlooks towards the village.

EXTERNAL

Pretty, cottage style gardens lie to the rear of the property, arranged onto different levels with steps extending down to the burn that runs along the foot. A paved terrace lies immediately off the conservatory providing a perfect summer dining spot. Enjoying great levels of privacy the gardens offer a opportunities for further landscaping if desired. Located opposite the cottage to the front, there is private, off street parking for four vehicles.

SERVICES, COUNCIL TAX AND ENERGY EFFICIENCY

Mains water, electricity and drainage. Electric heating. Council Tax Band B and 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 `///dorm.widen.critic`

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 or requested by email 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.

TENURE

Freehold

PRICE AND MARKETING POLICY

Offers Over £199,950 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. 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. 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.