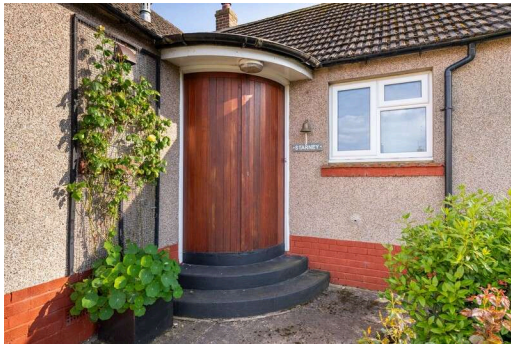




Starney, Fishers Brae

Coldingham, TD14 5NJ

Offers Over £310,000



An exceptional and rarely available detached bungalow located in the heart of this highly desirable coastal village; beautifully upgraded and with lovingly landscaped gardens.



Located within the heart of this highly desirable coastal village with the renowned Blue Flag Coldingham Bay just a short distance away, Starnay is an exceptional detached bungalow. Properties of this nature rarely come to the market in Coldingham and is likely to present a wonderful opportunity for those looking to make this village their home. Having undergone an extensive programme of renovation in recent years, Starnay is beautifully presented with tasteful fittings and finishing's throughout. An equal amount of care and attention has been applied to the re-landscaping of the beautiful gardens which extend around the property on all sides.

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 and Coldingham Priory which is steeped in history. The fantastic 'Blue Flag' Coldingham Beach is also a lovely all year round local attraction, a particularly popular destination for wild swimmers, surfers, divers 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

- Fabulous detached bungalow
- Rarely available in this village setting
- Extensively renovated and upgraded
- Beautiful wrap around gardens.

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Kitchen, Utility Area, Three Double Bedrooms and Shower Room

ACCOMMODATION

All rooms within this fabulous bungalow boast a lovely aspect over the gardens which extend around. The lounge is a very well-proportioned

room, a peaceful and relaxing space with triple windows and a cosy log burning stove. The hub of this home is the contemporary dining kitchen which enjoys a lovely connection to the outside areas via patio doors at the rear. Having been fitted with an excellent range of high gloss units complete with fitted breakfasting bar, whilst the adjoining utility area provides a useful facility with provision for washing machine etc.

All three bedrooms are bright and spacious double rooms which are served by the tastefully refitted shower room complete with walk in shower cubicle fully tiled walls and complimentary tiled flooring. Good storage is also provided off the hallway.

EXTERNAL

Extending around the bungalow on all sides and having ben lovingly landscaped, the gardens are beautifully presented and provide a great family environment as well as a fantastic opportunity for a keen gardener. The decked BBQ terrace to the rear provides the perfect spot for sheltered alfresco dining, whilst the gardens beyond incorporate neat areas of lawn, a selection of fruit trees and an established rose garden, not to mention the highly productive vegetable plot. Off street parking is available to the rear of the property and whilst not current used, there is gated access to provide private parking within the garden grounds.

SERVICES

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

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///require.chill.townhouse](#)

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating D

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 £310,000 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.

