



## Bonnie View

Greystonelees, Eyemouth, TD14 5SZ

Offers Over £450,000





Bonnie View is an exceptional, premium detached bungalow which has been beautifully finished to an excellent standard with clever design features and well considered eco credentials



One of a handful of individual properties to form this small, exclusive hamlet located just a few short miles from both Eyemouth and Berwick Upon Tweed, Bonnie View is an exceptional detached bungalow and perfectly placed for those seeking a location that combines the best of coast, country and convenience. Completed in 2022 Bonnie View has been exceptionally well planned with a particularly high standard of finish and a number of clever design features all of which combine to offer a luxurious level of living. The stone exterior gives plenty of charm and character whilst the contemporary interior offers wonderful proportions with vaulted ceilings and great use of glass to create a wonderful indoor-outdoor connection. The property also benefits from an impressive energy rating thanks to use of PV panels and battery storage; a great way to minimise running costs and reduce carbon footprint.

Greystonelees lies around three miles south of Eyemouth and five miles north of Berwick with the area offering good transport and commuter links to Edinburgh and The South, both by road and the local rail connections. Bonnie View really is a perfect, low maintenance family home whilst also being well suited to a couple seeking space to host visitors and entertain friends

### HIGHLIGHTS

- Exceptional Individually Designed Bungalow
- Impressive Design
- Luxurious Living
- Vaulted Ceilings
- Great Indoor-Outdoor Connection
- Bi-Fold Doors
- Solar Panels & Battery Storage

### ACCOMMODATION SUMMARY

Entrance Hall, Family Dining Kitchen, Utility Room, Lounge, Master Bedroom Suite With Dressing Room and Shower Room, Three Further Double Bedrooms and Family Bathroom, Large Floored Attic

### ACCOMMODATION

This particularly sociable property is centred around the truly

impressive family dining kitchen which links seamlessly via double internal doors to the neighbouring lounge. For those that like to entertain, the dining kitchen is perfectly suited, with generous proportions ensuring lots of space, floor to ceiling windows overlooking the rear gardens and fields beyond not to mention the classic and timeless selection of cream shaker style units with wood worktops and matching central island. Fully glazed internal doors open to create a semi open plan connection to the breath-taking lounge with vaulted ceiling, fully glazed apex overlooking the surrounding farmland as well as the bi fold doors which connect to the sheltered rear gardens and paved BBQ terrace; a wonderful family room perfect for those warm summer days and cosy winter evenings. Off the kitchen lies a useful utility room and additional storage.

To the far end of the bungalow lies the master bedroom suite, which again boasts a super outlook to the rear thanks to the floor to ceiling windows. The sizeable bedroom is accompanied by a dressing room and freshly presented en-suite shower room. Bedrooms two, three and four, all double rooms are served by the well-appointed family bathroom complete with a bath and separate shower cubicle. Good storage is found off the central hall which also has a pull down ladder to the extensive fully floored attic.

### EXTERNAL

Having been thoughtfully landscaped and planned to make great use of space, the rear gardens are beautifully sheltered and enjoy absolute privacy with rolling fields extending beyond. The area immediately off the bi-fold doors from the lounge has been beautifully paved to create a wonderful seating area and BBQ terrace. Neat areas of lawn lie beyond with planted beds and an impressive stone surround with a further flower garden beyond. An external store lies at the side of the building and mono-block paving to the front ensures plenty of parking.

### SERVICES

Mains water and electric. Private drainage. Under floor heating via gas. PV panels and 10kw battery storage.

### DIRECTIONS

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

### COUNCIL TAX

Band F

### ENERGY EFFICIENCY

Rating B

### 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](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 £450,000 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.





