

Tweed Apartment



## Tweed Apartment

Press Castle, Coldingham, TD14 5TS

Offers Over £120,000



A Period Apartment Forming Part Of This Impressive Former Mansion House Set Within An Envious Coastal And Country Location

Communal Entrance, Private Entrance Hall, Lounge With Dining Area And Open Plan Kitchen, Double Bedroom And Bathroom. Communal Grounds

1 bed



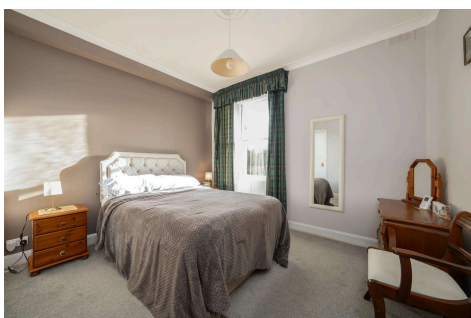
1 public



1 bath







Press Castle is an imposing B Listed mock Tudor style former mansion house set within an enviable countryside position, yet close to the coast and the desirable village of Coldingham. This well-appointed apartment presents an excellent opportunity for a range of buyers; ideal for those seeking a low maintenance main residence as well as being perfectly placed as a weekend bolthole or commercial holiday let venture with easy access to the many attractions and outdoor pursuits that this area has to offer. One of eight apartments that occupy the building, all residents have access to the communal grounds within Press Castle including some lovely circular woodland walks and the added benefit of ample residents parking.

## LOCATION

Press Castle lies only a few miles from Coldingham, 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.

## DIRECTIONS

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

## HIGHLIGHTS

- An easy to run main residence
- Excellent coastal holiday/2nd home
- Beautiful converted mansion house
- Access to extensive communal grounds
- Good local commuter links to Edinburgh and The South

## ACCOMMODATION SUMMARY

Communal Entrance, Private Entrance Hall, Lounge with Dining Area and Open Plan Kitchen, Double Bedroom and Bathroom.

## ACCOMMODATION

Tweed Apartment boasts an impressive entrance with access via the original grand, turreted reception hall to the building. From here an internal hallway leads to Tweed Apartment, located to the front of the building and commanding lovely outlooks over the surrounding grounds. The open plan arrangement of the lounge and kitchen works perfectly for the modern style of living; the lounge being a particularly cosy room boasting charming period features such as high ceilings, ornate fireplace and the dual aspect windows including an impressive bay to the front which affords excellent light levels and a perfect spot for a dining table.. Opening off is the well-appointed kitchen offering a good range of units with some built in appliances.

Peacefully set towards the rear of the apartment, the restful double bedroom enjoys a wonderful aspect over the walled garden. Extensive built in wardrobes provide good storage whilst the neighbouring

bathroom is fitted with a three piece suite and affords a purchaser with the opportunity to upgrade to their own tastes if desired.

## EXTERNAL

Extensive communal grounds extend around Press Castle Estate with full access for all residents. The grounds include areas of woodland a stream and some lovely circular walks. The property is accessed via a lengthy private driveway with resident parking available to the front of the building.

## SERVICES

Mains water and electricity. Private drainage. Electric heating

## COUNCIL TAX

Band A

## 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](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 £120,000 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.