

HASTIN^{LEGAL}&S



Elmbank

Ayton, TD14 5QR

Offers Over £395,000





Elmbank is a particularly handsome detached Victorian dwelling occupying a large, private plot in the heart of this highly desirable Berwickshire village



Set within a sizeable and highly private plot, Elmbank is a particularly handsome detached Victorian dwelling which lies beautifully within the heart of this highly desirable village close to Berwickshire's stunning East Coast. Offering generous internal proportions and a good degree of flexibility with a choice of living spaces and the option of three or four bedrooms, the property has clearly been well maintained and now offers an exciting opportunity for a purchaser to add their own stamp and make cosmetic changes to suit their own style. Recent updates have been implemented including the installation of a very stylish and contemporary shower room on the ground floor with well-appointed utility room next door. The gardens have been lovingly landscaped and enjoy excellent privacy and sun for much of the day, as well as a pleasant view over Ayton to the surrounding countryside.

Ayton is a perfect choice for those seeking a rural, village setting whilst retaining good travel and commuter links to Edinburgh and the South. The nearby A1 offers easy road connections whilst there are Main East Coast Rail connections at nearby Reston and Berwick. Berwickshire's dramatic East Coast is only a few miles away with a choice of beautiful beaches and bays, ensuring that Ayton offers a wonderful lifestyle setting

LOCATION

Ayton is a small traditional Borders village which benefits from a good selection of local amenities, while the local primary school has a very good reputation, as does Eyemouth High School which is only a couple of miles away. The beautiful Baronial red sandstone Ayton Castle sits proudly in its well-tended grounds and is open to the public during the summer months, while the local pub and bowling club are perfect for socialising with the local community. The village has excellent access to the A1 and lies within a few miles of Reston train station which allows easy commuting to Edinburgh to the north and Newcastle to the south, while direct bus routes to Eyemouth, Duns and Berwick-upon-Tweed, with its mainline railway station, provide great public transportation links.

HIGHLIGHTS

- Beautiful Victorian Dwelling
- Large Private Plot
- Flexible Interior

- Recently Upgraded Shower Room
- Scope for Cosmetic Upgrading
- Desirable Village Setting
- Multi Car Parking

ACCOMMODATION SUMMARY

Entrance Porch, Hall, Lounge, Sitting Room, Dining Room, Dining Kitchen, Utility, Shower Room, Master Bedroom with En-Suite Bathroom, Two Further Double Bedrooms, Home Office and Family Bathroom, Integral Garage.

ACCOMMODATION

The ground floor offers a choice of flexible living spaces with three public rooms including a sizeable dual aspect lounge, cosy sitting room and a dining room overlooking the rear gardens. For further flexibility either the sitting room or dining room could be utilised as a ground floor bedroom if desired. Extending to the rear and with large picture windows towards the garden, the dining kitchen is well appointed with an excellent level of cabinetry and with some scope for upgrading, whilst the rear hall that extends off gives access to the utility area and very smart, recently fitted shower room, Doors from the hall also connect to the integral garage and gardens beyond .

To the rear of the upper floor lies the master bedroom; a very restful room with lovely views of the garden and with the benefit of an en-suite bathroom. Bedrooms two and three lie to the front, each with large sash windows and an aspect over the village; both of these rooms are served by the particularly spacious family bathroom. Finally a small home office provides a pleasant work environment.

EXTERNAL

A multi car driveway lies to the front, side and rear of the property with access to the garage beyond. The highly private gardens enjoy sun for much of the day and have clearly been lovingly landscaped and maintained. Fully enclosed and secure with scope to create a truly wonderful environment for young family; currently comprising neat areas of lawn, established beds and borders providing an array of colour plus a useful potting shed to the top corner.

SERVICES

Mains services. Gas central heating. Double glazing.

DIRECTIONS

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

COUNCIL TAX

Band F

ENERGY EFFICIENCY

N/A

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 £395,000 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.



