



7 Hallbank

Offers Over £175,000

Coldingham, TD14 5NY



2 bed

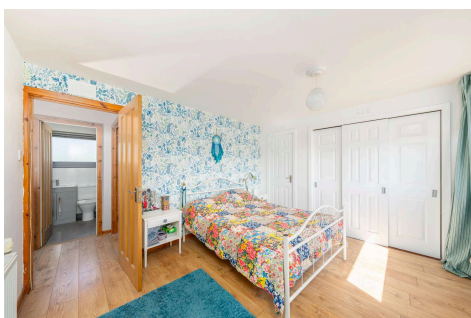
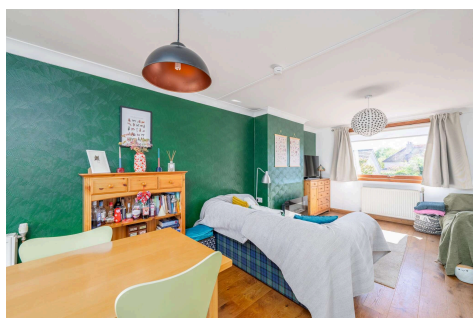
1 public

1 bath



Boasting An Envidable Coastal Setting, 7 Hallbank Is An Excellent Starter Or Family Home Just A Stones Throw From Coldingham Bay

Entrance Porch, Hall, Lounge With Dining Area, Kitchen, Utility Area With Store, Two Double Bedrooms And Shower Room.



Quietly set within a small and established cul de sac, 7 Hallbank enjoys an enviable location within this highly desirable coastal village and lies just a stone's throw away from Coldingham Bay. The semi-detached two bedroom property provides good internal proportions and also offers scope for future extension if desired. The private rear gardens back on to open farmland with lovely far reaching views whilst to the front the property benefits from private off street parking.

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 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

- Enviale coastal location
- Close to Coldingham Bay
- Spacious internal proportions
- Modern kitchen and shower room
- Patio doors off the lounge
- Space for extension
- Open farmland to the rear
- Private off street parking

ACCOMMODATION SUMMARY

Entrance Porch, Hall, Lounge with Dining Area, Kitchen, Utility Area with Store, Two Double Bedrooms and Shower Room.

ACCOMMODATION

The glazed porch to the front provides a practical space as well as a pleasant seating area overlooking the front garden. Extending from the front to the back of the property the lounge with dining area is a sizeable room. The lounge to the front has a cosy and relaxing feel to it, whilst the dining area links to the gardens via sliding patio doors. Having been re-fitted the kitchen offers a good range of contemporary wall and base units with fully integrated appliances. A large window looks over the rear garden whilst off to the side is the very useful utility room with internal store. The utility room also benefits from external doors giving access from the front and rear gardens.

Both bedrooms on the upper floor are bright and airy double rooms with lovely elevated views and good built in storage, whilst the shower room is well appointed with a white three piece suite and wet wall panelling.

EXTERNAL

An established garden lies to the front with a good selection of plantings and a private gravelled drive with gated frontage providing valuable off street parking. To the rear, the gardens are fully enclosed and back on to open farmland with lovely views. Again, nicely established with a good selection of plantings to provide plenty of colour.

SERVICES

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

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

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 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.

VIEWING & MARKETING POLICY

Offers over £175,000 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.