



12 Welltower Park

Ayton, TD14 5RR

Offers Over £450,000







Occupying a large corner plot, 12 Welltower Park is a substantial detached bungalow, perfectly suited to modern family life with open plan living spaces, four bedrooms and a luxurious level of finish throughout





Quietly nestled into a peaceful, south facing corner of this very highly regarded cul de sac, 12 Welltower Park is a substantial detached bungalow which has been built and designed around the principles of modern family life. The living spaces provide a sociable open plan layout with direct connections to the extensive gardens beyond, whilst all four bedrooms, two of which have en-suite facilities, lie peacefully to the far end of the bungalow. The fixtures and fittings within the property have all been completed to a luxurious standard with sleek and contemporary kitchen and bathrooms, perfect for those in search of a family home in turn key condition. Within the private grounds, there is a multi-car driveway which leads to a detached double garage with first floor above; the garage was originally built in a way that would easily allow for future conversion if desired, which could offer great home working solutions for those looking to keep home and work life separate. Ayton is a very desirable Berwickshire village which offers easy access to the East Coast with beaches at nearby Eyemouth and Coldingham. There is also great infrastructure in the area with easy road and rail connections to Edinburgh, Newcastle and further South.

### 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

• Extensive corner plot • Luxurious proportions • Modern fixtures & fittings • Open plan living • Four bedrooms • Detached double garage with conversion potential • Quiet village setting • Good local

transport links

### ACCOMMODATION SUMMARY

Entrance Hall, Open plan Kitchen/Dining/Lounge, Garden Room, Cloakroom, Utility Room, Four Double Bedrooms (Two With En-Suite) and Family Bathroom

### ACCOMMODATION

This sociable family home is centered around the super open plan kitchen/living/dining space; extensive in its proportions and with direct connections linking seamlessly to the large gardens beyond, this space is perfectly suited to modern family life. The style of the kitchen is sleek and contemporary with the adjoining utility room finished in similar style. Extending off the lounge area, is the fully glazed garden room which offers a restful spot from which to enjoy the peace and privacy; again this room links to the gardens beyond. All four bedrooms are spacious double rooms with good built in storage and each with an outlook over the gardens. Two of which benefit from very smartly finished en-suite shower rooms whilst the main family bathroom provides a real touch of luxury with a four piece suite and fully tiled walls and flooring.

### EXTERNAL

The established and private gardens extend around the bungalow on all sides. Incorporating large sections of lawn, well stocked beds and borders plus established boundaries. Extending off the main living spaces is a raised terrace which enjoys a super elevated view over the village; south facing it catches the sun for much of the day with steps leading down to the lawn beyond.

### GARAGE & DRIVE

A multi car driveway extends to the side of the bungalow with turning area to the front. The detached double garage lies beyond with upper floor. Currently used for storage, the garage does offer conversion potential if desired and could create a dedicated home working environment, studio or perhaps even a self contained annex (subject to permissions)

### SERVICES

Mains water, gas, electricity and drainage, Double glazing. Under floor heating. Solar panels to the rear roof elevation.

### COUNCIL TAX

Band G

### ENERGY EFFICIENCY

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.





