

HASTIN^{LEGAL}&S



Dalgetty House

Ayton, TD14 5QN

Offers Over £375,000





An attractive three storey Victorian villa in the heart of this desirable Berwickshire village offering a highly adaptable interior with sunny private gardens, garage and off street parking



Dalgetty House - a striking and beautifully proportioned three-storey residence - takes its name from the Dalgetty family, who once operated a tailoring business from this very premises. Behind its characterful exterior lies a deceptively spacious and impressively versatile interior, making it an ideal home for modern family living.

Thoughtfully extended to offer multiple living spaces, the property enjoys a seamless connection to a particularly private, partially walled rear garden-perfect for both relaxation and entertaining.

The ground floor blends traditional charm with contemporary comfort, featuring a generous lounge, formal dining room, and a stylish open-plan dining kitchen with an adjoining family room, designed for sociable day-to-day living.

On the first floor, the principal accommodation includes a large master bedroom with en-suite shower room, a further spacious double bedroom, and a well-appointed family bathroom. A cleverly adapted utility/laundry room is also located on this level, offering flexibility to be reconfigured as a fifth bedroom or a dedicated home office, depending on your needs.

The top floor hosts two additional attic bedrooms, each offering delightful views across the village and surrounding countryside.

Outside, the rear garden is a true highlight-sheltered, fully enclosed with the boundary being partially walled, and bathed in sunlight for much of the day. Beautifully maintained, it features a central lawn bordered by vibrant planting, with a paved patio area directly behind the house-perfect for alfresco dining or morning coffee.

The property is further enhanced by off-street parking to the front and the convenience of an integral garage.

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

- Beautifully partially walled garden
- Highly adaptable interior
- A choice of living spaces
- Four or five bedrooms depending on preference
- Seamless indoor/outdoor connection
- Private off street parking
- Integral garage

ACCOMMODATION SUMMARY

Entrance hall, lounge, dining room, dining kitchen, family room, master bedroom with en-suite shower room, three further bedrooms, family bathroom and utility/laundry.

SERVICES

Mains services. Double glazing. Gas central heating

COUNCIL TAX

Band E

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.

PRICE & MARKETING POLICY

Offers over £375,000 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.



