



Ebba Cottage

Offers Over £325,000

St Abbs, TD14 5PP



3 bed

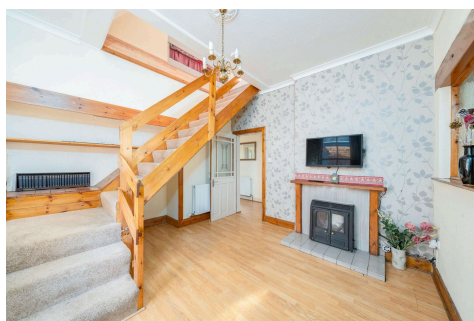
2 public

1 bath



A Rarely Available Detached Dwelling In The Heart Of The Highly Sought After Coastal Village Of St Abbs

Entrance Hall, Lounge, Dining Room, Kitchen, Rear Hall/Utility, Three Double Bedrooms And Shower Room. Garage



Nestled in the heart of the picturesque coastal village of St Abbs, Ebba Cottage is a charming detached home full of classic 'chocolate box' appeal.

This rarely available property presents a unique opportunity to own a delightful seaside residence in one of the most sought-after locations on the Berwickshire coast, just moments from the working harbour.

Whether you're looking for a full-time residence, a coastal retreat, or an investment with strong holiday let potential, Ebba Cottage offers coastal living at its most charming.

Lovingly known within the village and cherished by the same family for generations, Ebba Cottage now welcomes new owners to make their own memories in this warm and welcoming community.

The property has been exceptionally well maintained, retaining its character while offering scope for personalisation. The versatile internal layout caters to a variety of lifestyles and needs.

On the ground floor, you'll find a cosy front-facing lounge with a traditional fireplace, a spacious open-plan dining kitchen with adjoining utility room, two comfortable double bedrooms, and a modern shower room.

A staircase from the dining area leads to a generous upper-floor room currently arranged as a guest bedroom, though equally suited to a second sitting room, studio, or home office—offering flexibility to suit your way of living.

Outside, the garden spaces are thoughtfully designed for low maintenance, offering sunny and sheltered spots perfect for relaxing to the gentle sound of the sea.

The detached garage, currently partitioned for storage, could be easily reconfigured to accommodate a vehicle, with a private driveway at the front for additional parking.

LOCATION

St Abbs is a small, picturesque fishing village situated at the foot of the St Abbs Head Nature Reserve. Centred around the Harbour with views out to sea, the properties within the village date from around the early eighteen hundreds with amenities in the village including a local village shop, post office and café. Outdoor pursuits are plentiful in this area and include walking, bird watching, diving and fishing.

HIGHLIGHTS

- Highly desirable coastal setting
- Chocolate box cottage
- Excellent family home
- Ideal second home
- Well maintained
- Scope for upgrading
- Low maintenance gardens

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Room, Kitchen, Rear Hall/Utility, Three Double Bedrooms and Shower Room. Garage

SERVICES

Mains water, electricity and drainage. Solid fuel central heating. Partial double glazing.

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating F

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 £325,000 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.