

LEGAL
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4 Abbey Court

Coldingham, TD14 5PD

Offers Over £320,000





4 Abbey Court - A Rarely Available Detached Bungalow in a Prime Cul-de-Sac Setting with views towards Coldingham Priory.

Porch, Hall, Dining Room, Lounge, Kitchen, Utility Room, Shower Room, Three Bedrooms and Additional Principal Shower Room



4 ABBEY COURT

Abbey Court is a small, exclusive cul-de-sac comprising just a handful of detached homes, set in a peaceful location with attractive views towards Coldingham Priory. Properties in this sought-after location rarely come to market, making this a unique opportunity.

Positioned on a particularly private corner plot, 'Lamberton' is a highly desirable detached bungalow. Extended in previous years to offer a flexible and spacious layout, this much loved home has been well maintained and presents in good order throughout whilst now offering an exciting opportunity for the next owner to personalise and modernise to their own taste.

The well-proportioned interior includes flowing living spaces with elevated ceilings and three comfortable bedrooms, making the home ideal for retirees, couples, or families seeking a coastal lifestyle with room to grow. The property boasts a large and particularly private corner plot with a generous driveway providing ample parking for multiple vehicles, alongside a detached single garage. The private, wraparound gardens are a true highlight—offering a tranquil setting and generous outdoor space on all sides.

Inside, a spacious entrance hall creates a warm welcome, leading into the open-plan living areas. The generous dining room is perfect for family meals or entertaining, seamlessly connecting to a bright and airy lounge. Featuring a striking multi-fuel stove and floor-to-ceiling dual-aspect windows, the lounge enjoys lots of natural light and views over the surrounding gardens.

To the rear, a charming sunroom extension offers direct access to the garden and a peaceful spot to enjoy the afternoon sun. The garden also features a summer house, shed, and a potting shed - perfect for gardening enthusiasts. The kitchen is well appointed and functional, with scope for upgrading if desired, and is supported by a practical utility room and an additional shower room.

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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, local shops, pubs 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

- Rarely available cul de sac
- Highly desirable coastal village
- Private corner plot position
- Free flowing living spaces
- Opportunities for cosmetic upgrades
- Three bedrooms
- Two shower rooms

ACCOMMODATION SUMMARY

Porch, Hall, Dining Room, Lounge, Kitchen, Utility Room, Shower Room, Three Bedrooms and Additional Principal Shower Room

SERVICES

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

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating E

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.

MARKETING POLICY

Offers over £320,000 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.



