

HASTIN^{LEGAL}&S

Mayar



Mayar Peelwalls Eyemouth, TD14 5RL



2 bed



2 public



3 bath



A desirable detached bungalow with views towards Ayton Castle, and occupying a sizeable plot including a paddock, totalling approximately 1.06 acre



MAYAR

Set on the edge of Ayton village in an elevated position with commanding views toward Ayton Castle, Mayar is a highly desirable detached bungalow, beautifully positioned within a sizeable and exceptionally private plot.

The property includes a grass paddock to the front and side, with the land extending in total to approximately 1.06 acres—a rare opportunity for those seeking space to keep livestock, grow their own produce, or simply embrace a superb family lifestyle in a peaceful rural setting.

Individually designed and built, Mayar offers light-filled, well-proportioned interiors with an easy flow between the main living areas. To the rear, a spacious conservatory opens to the generous family dining area, which in turn connects to the lounge. Large windows on two sides of the lounge capture stunning open views across the surrounding landscape.

Both double bedrooms feature en-suite facilities, while a practical utility room and separate shower room adds further convenience to the layout.

A long private driveway leads to a single garage with internal access to the bungalow—offering excellent potential for conversion or extension, subject to the necessary consents.

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

- Detached bungalow with views towards Ayton Castle
- Paddock and grounds totalling 1.06 acre
- Scope for a garage conversion / extension
- Edge of village setting
- Easy access to local amenities

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Family Dining Kitchen, Conservatory, Utility Room, Shower Room and Two Double En-Suite Bedrooms

SERVICES

Mains Water, Gas, Electricity and Drainage. Double glazing. Gas central heating

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating C

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £340,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, 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.