



49 Lawfield

COLDINGHAM, EYEMOUTH, TD14 5PB

Property
PARIS STEELE

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"A bright and spacious six-bedroom detached home set in picturesque mature gardens offering a superb lifestyle.."



PROPERTY DESCRIPTION

Occupying a sizeable corner plot in the stunning Scottish Borders village of Coldingham near Eyemouth, this bright and spacious six-bedroom detached home set in picturesque mature gardens offers a superb lifestyle. A delightful mature front garden borders the driveway and detached garage, leading to a front door that opens into an entrance vestibule. From here a dual-aspect sitting room flooded with natural light thanks to an east and west-facing orientation, offers rear garden access through sliding patio doors. This room, featuring a tasteful interior design and a log-burning stove (with gravity fed back boiler) under an oak mantle, exudes a welcoming ambience. Its generous proportions span the length of the property, allowing for various furniture configurations. From here, a light-filled double bedroom at the front includes an en-suite shower room. The Utility, which leads out to the rear garden, provides excellent storage. It contains the included washing machine and boasts white wall units and an oak-effect worktop with integrated Belfast sink. An impressive modern kitchen, accessible from the opposite side of the sitting room, opens into an appealing conservatory currently used as a light-filled west-facing dining room. The kitchen showcases under-base-lit white wall and floor units, oak-effect worktops, and a colourful acrylic splashback. It also boasts an integrated fridge-freezer, dishwasher, extractor hood, ceramic hob, microwave, and oven. Completing the generously proportioned ground floor accommodation is a further sizeable double bedroom overlooking the front garden

and a WC. Carpeted stairs lead to the first floor, where a light and airy principal double bedroom enjoys an easterly outlook and features a stylish en-suite shower room with a WC and washbasin. Three further well-presented double bedrooms, one with an en-suite shower room, and a family bathroom equipped with a bath with a wall-mounted shower, WC, and washbasin round off the internal layout. Externally, the mature gardens to the front and rear are meticulously presented and feature lawn, sandstone paving, established plants and hedging. Alongside a flourishing vegetable patch, there are numerous fruit trees and bushes. The result is a sunny, peaceful and private haven to be enjoyed by friends and family. The property benefits from a double car driveway and detached double garage, which contains built in cupboards and has water and electric supply.

FIXTURES & FITTINGS

To be included in the sale: All floor coverings, light fixtures, curtains, blinds, integrated appliances, and washing machine. The bathroom fixed wall cabinets will also be included. In the garden the propagator plus potting table, wrought iron archway, raised beds and composters will be included – unless agreed otherwise.



PROPERTY FEATURES

- ❑ Six-bedroom detached home
- ❑ Dual-aspect sitting room
- ❑ Well-appointed kitchen and utility
- ❑ Conservatory leading to the rear garden
- ❑ Six light and airy double bedrooms (three with en-suites)
- ❑ Ground floor WC
- ❑ Family bathroom
- ❑ Mature front and rear gardens
- ❑ Driveway and detached garage
- ❑ Double glazing
- ❑ Electric heating & Log burner with gravity fed back boiler
- ❑ EPC - D
- ❑ Council tax band - E

COLDINGHAM

Coldingham is a sought-after historic conservation village in the Scottish Borders on the south-east coastline. Lying close to the 'Blue Flag' Coldingham Sands and surrounded by scenic countryside it has been designated as an area of outstanding natural beauty (AONB).

The village features a butcher, convenience store, two popular pubs, a doctor's surgery, community hall and a primary school whilst nearby Berwick-upon-Tweed and Eyemouth boast a further variety of shops along with bars, restaurants and other attractions such as Eyemouth Museum and The Lowry Trail.

Due to its fantastic countryside and coastal location, there are a wide array of recreational pursuits to discover such as golf, horseriding, diving and fishing. Eyemouth houses a popular leisure centre complete with a swimming pool and fitness centre and is of course well-known for its beach and harbour. St Abb's Head National Nature Reserve only a five-minute drive away is perfect for birdwatchers, nature lovers and walkers and offers captivating coastal views from the cliff-top walk.

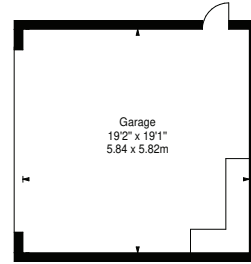
Well-regarded local primary and secondary schooling includes Coldingham Primary School and Eyemouth High School. Commuting to Edinburgh is easy either by car via the A1 or via train from Reston Train Station or Berwick-upon-Tweed.



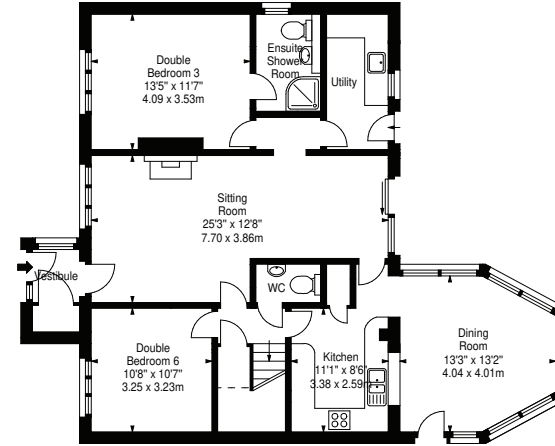
Lawfield,
Coldingham,
Eyemouth,
Scottish Borders, TD14 5PB



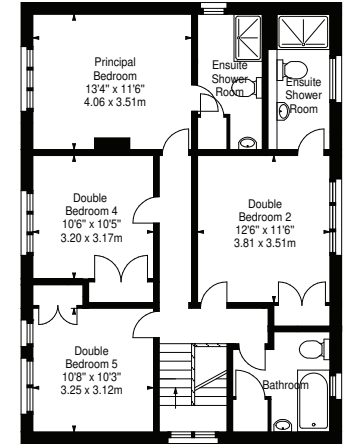
Approx. Gross Internal Area
1995 Sq Ft - 185.34 Sq M
Garage
Approx. Gross Internal Area
366 Sq Ft - 34.00 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



PARIS STEELE

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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

