



3 THE BAY

Coldingham Bay, Eyemouth



CONTEMPORARY COASTAL LIVING AT COLDINGHAM BAY

Perched above the pristine sands of Coldingham Bay, 3 The Bay is an exceptional two bedroom, first floor apartment that captures the essence of contemporary coastal living.

Key Features

- Striking modern first floor apartment
- Contemporary minimalist architecture
- Open plan kitchen /dining /living room
 - Two double bedrooms
 - Bathroom & en suite shower room
 - Separate utility room
- Full-Height glazing wall with access to a private balcony
 - Allocated private parking
- Elevated sea views over Coldingham Bay
 - Premium coastal location
- Fully licensed property as a self-catering holiday let
- Produced a NET Income of £23,200 in the last 12 months

Offers Over: £375,000

DESCRIPTION

Clean architectural lines, a bright open-plan layout, and extensive glazing create a living space that feels expansive, modern, and effortlessly connected to its stunning natural surroundings.

The heart of the home is the open-plan kitchen, dining and living area – a spacious dual-aspect room bathed in natural light, with sliding glass doors opening onto a generous private balcony. Here, elevated views sweep across the bay and surrounding countryside, making it an idyllic spot for al fresco dining or peaceful mornings.

The principal bedroom benefits from its own stylish en suite shower room and built-in wardrobes, while the second double bedroom sits adjacent to a stylish main bathroom. A utility room off the hallway provides additional storage and convenience, making this apartment as practical as it is beautiful.

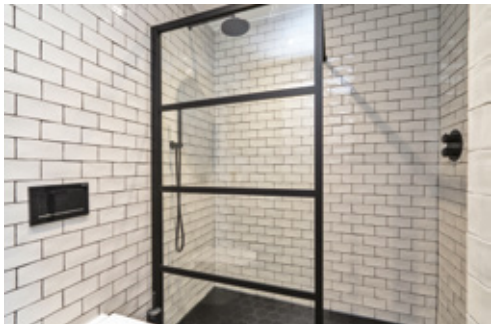
Set within a landmark development of just eight apartments, the apartment enjoys access to landscaped communal grounds and allocated parking; all just moments from the beach below.

INVESTMENT

The apartment is currently rented as a short term holdaiy let via Crabtree & Crabtree, a leading independent agency for self-catered accommodation in the North of England and South of Scotland.

The property over a recent 12-month period has produced a NET Income of £23,200 after all operational costs. Based on the Home Report value of £385,000 this would be a NET Yield of 6%. This includes the owners using the properties for some personal usage.

Crabtree and Crabtree would be delighted to speak with any new investors who may be interested in this apartment for future management operations. The property could be sold fully furnished with future booking income, subject to separate negotiation.



LOCATION

Coldingham Bay, one of the most desirable coastal destinations in the Scottish Borders, is famed for its clean waters, safe sandy beach, and dramatic surrounding cliffs. Ideal for wild swimming, paddleboarding, surfing or simply relaxing, the bay is backed by lush countryside and walking trails.

The nearby village of Coldingham provides local shops, a café, pub, and historic charm, while larger amenities are found in Eyemouth and Berwick-upon-Tweed, just a short drive away.



PROPERTY INFORMATION

Services: Mains electricity, water & drainage. LPG-Fired central heating.

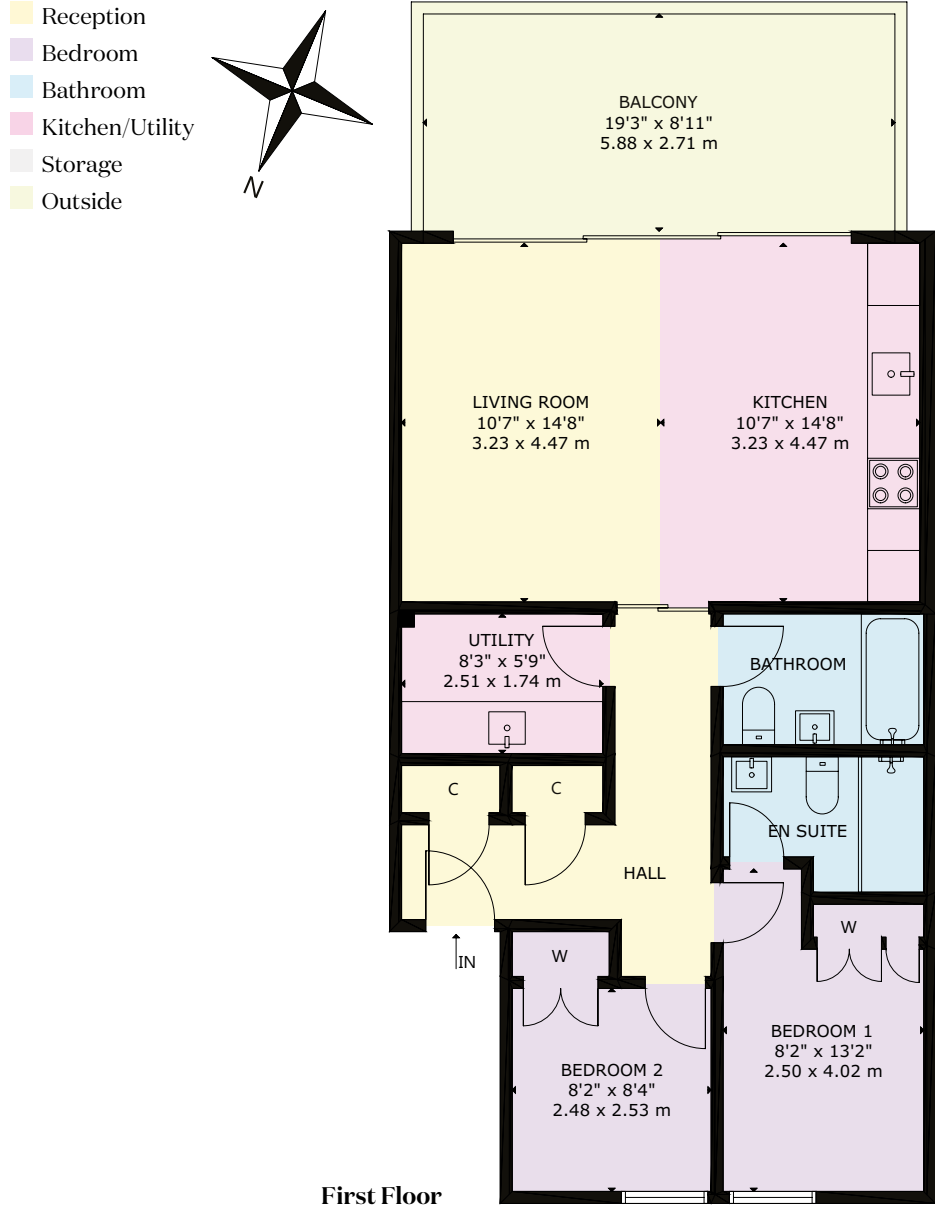
Tenure: Freehold

Local Authority: Scottish Borders

Rateable Value: £2,600 effective from 01-APR-23

EPC Rating: C (79) Potential (80)

Factored communal areas



Approximate Gross Internal Area = 807 sq ft / 75 sq m
Balcony 172 sq ft / 16 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

We would be delighted
to tell you more.

Neil Scott
0131 222 9600
neil.scott@knightfrank.com

Knight Frank Edinburgh
80 Queen Street, Edinburgh
EH2 4NF

Rosi Dow
0131 222 9600
rosi.dow@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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