



# 4 BOGAN

Coldingham, Eyemouth, TD14 5ND



2

Public Room



2

Bedrooms



2

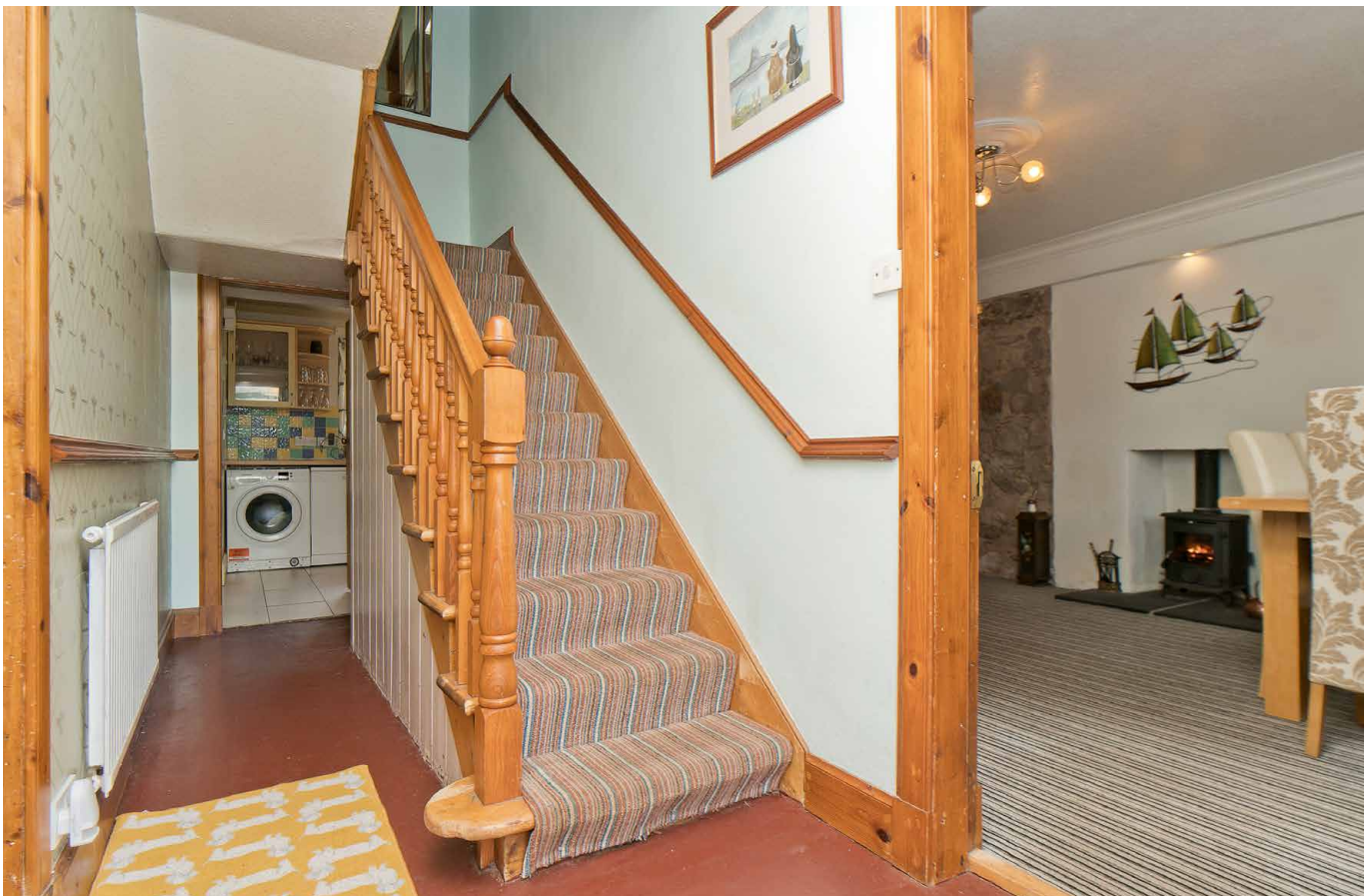
Bathroom



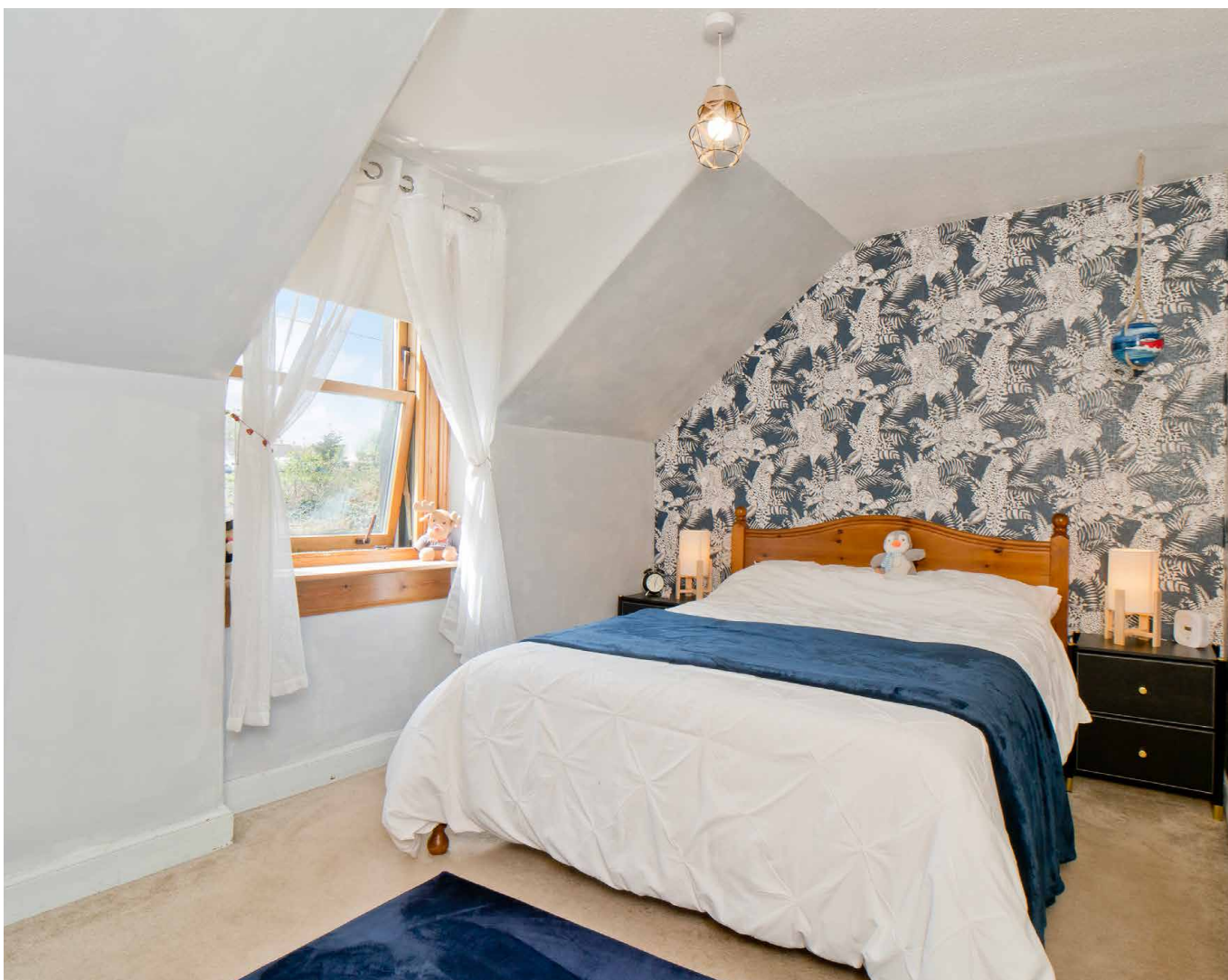
## 4 BOGAN

Welcome to a traditional two-bedroom mid-terrace house offering bright and spacious interiors with attractive decoration and characterful period features. This south-facing home features two sizeable reception rooms, as well as a sunroom and a breakfasting kitchen with generous cabinet storage and workspace. It also has a convenient ground-floor shower room and a first-floor bathroom with storage. Adding to its desirability, it further benefits from private parking and a tiered garden which boasts a large patio and an even larger lawn all framed by established plants and a background of mature trees. It is a scenic and peaceful setting for summer enjoyment.

Located in the picturesque village of Coldingham, the home offers a sought-after country and coastal lifestyle in the Scottish Borders. Open countryside surrounds the village, while the coastline is just a short drive away, including some spectacular beaches and seaside walks. It is an idyllic area with lots of nearby trails for gentle strolls and cycle rides. Furthermore, it is well served by local amenities, with additional shopping facilities within easy driving distance at Eyemouth and Berwick-upon-Tweed. With the A1 close by, it also offers an easy commute to Edinburgh: a journey that takes roughly 1 hour by car.







**E**  
EPC  
RATING

**C**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**01620 893 481**

### Features

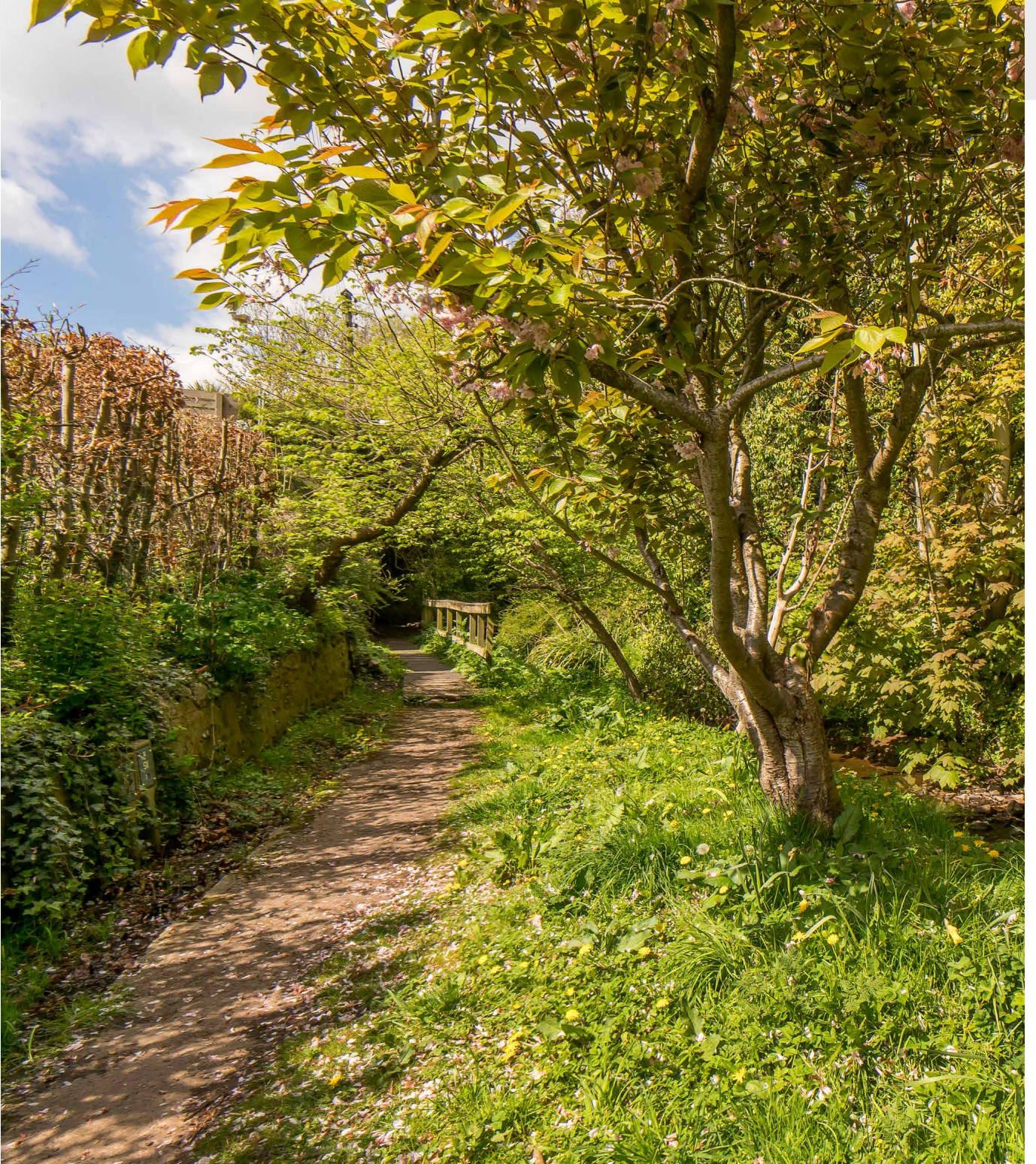
- A charming mid-terrace house in a scenic location
- Part of the Coldingham conservation area
- Entrance hall with understairs storage
- Living room with a working open fireplace
- Dining/sitting room with a log-burning stove
- Versatile sunroom with rear garden access
- Generously appointed breakfasting kitchen
- Naturally-lit landing with a generous store
- Two bright and airy double bedrooms
- Ground-floor shower room with a 3pc suite
- First-floor 3pc bathroom with overhead shower
- Expansive rear garden with a tiered layout
- Private off-street parking to the front





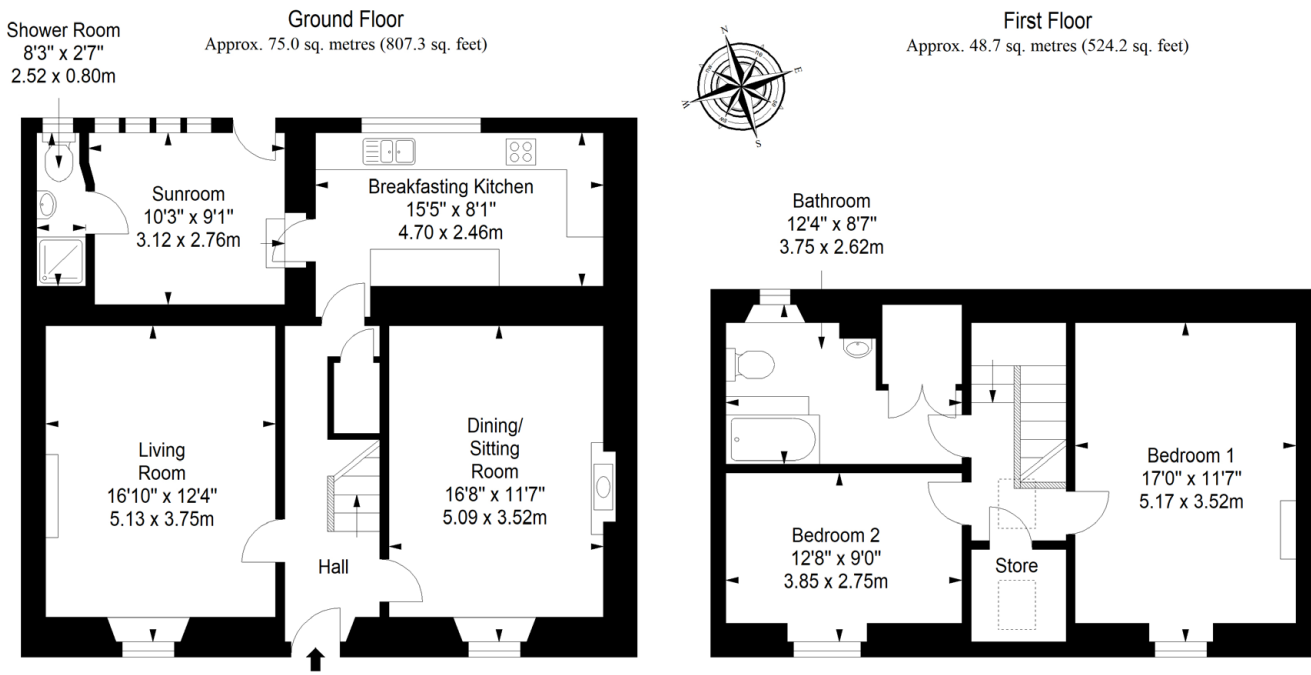


Extras: All white goods, blinds (excluding curtains), light fixtures and fittings, and carpets are included in the sale, unless the buyer would prefer them to be removed and donated to charity. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



# COLDINGHAM, SCOTTISH BORDERS

Situated in the desirable Scottish Borders, the idyllic conservation village of Coldingham is enveloped by scenic countryside and lies just a mile from the coastline and the spectacular Coldingham Sands. One of the most popular villages in the region, historic Coldingham is well-served by local amenities, including a convenience store and a gastropub. Nearby Eyemouth is just a short drive away and offers further shopping facilities, cafés, pubs and eateries, whilst a 20-minute drive down the coast takes you to the bustling town of Berwick-upon-Tweed and a range of larger supermarkets. Offering easy access to an abundance of outdoor recreational activities, Coldingham is ideally placed for casual beach strolls, breath-taking clifftop walks, fishing and birdwatching, whilst the neighbouring fishing village of St Abbs is a world-renowned diving site and home to the St Abb's Head National Nature Reserve, known for dolphin and puffin sightings. For city professionals, the village is well located for a straight-forward one hour commute to Edinburgh and therefore offers an ideal location for those searching for a tranquil country retreat. State schooling options include the village's primary school with a nursery and numerous secondary schools in the surrounding area, including Dunbar Grammar School.



Total area: approx. 123.7 sq. metres (1331.5 sq. feet)

[@gilsongrayprop](#)
[gilson gray property](#)
[gilson gray property](#)
[@gilsongrayprop](#)



[rightmove](#)
[Zoopla.co.uk](#)
[PrimeLocation](#)
[espcc](#)

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.